




3 1761 11766045 6



Digitized by the Internet Archive
in 2022 with funding from
University of Toronto

<https://archive.org/details/31761117660456>

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	1,849	1,374	-25.7%	3,142	1,844	-41.3%	4,991	3,218	-35.5%
GREATER TORONTO AREA	1,602	1,000	-37.6%	2,735	1,710	-37.5%	4,337	2,710	-37.5%
TORONTO CMA:	1,397	777	-44.4%	2,661	1,658	-37.7%	4,058	2,435	-40.0%
METRO TORONTO:	147	89	-39.5%	1,581	683	-56.8%	1,728	772	-55.3%
Toronto City	5	4	-20.0%	88	337	283.0%	93	341	266.7%
East York	2	6	200.0%	0	44	N/A	2	50	2400.0%
Etobicoke	7	4	-42.9%	320	0	-100.0%	327	4	-98.8%
North York	43	31	-27.9%	0	294	N/A	43	325	655.8%
Scarborough	64	44	-31.3%	966	0	-100.0%	1,030	44	-95.7%
York City	26	0	-100.0%	207	8	-96.1%	233	8	-96.6%
YORK REGION:	718	492	-31.5%	0	579	N/A	718	1,071	49.2%
Aurora	69	3	-95.7%	0	0	N/A	69	3	-95.7%
East Gwillimbury	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	59	N/A	0	36	N/A	0	95	N/A
King	38	9	-76.3%	0	0	N/A	38	9	-76.3%
Markham	147	74	-49.7%	0	341	N/A	147	415	182.3%
Newmarket	107	244	128.0%	0	0	N/A	107	244	128.0%
Richmond Hill	173	35	-79.8%	0	0	N/A	173	35	-79.8%
Vaughan	136	66	-51.5%	0	202	N/A	136	268	97.1%
Whitchurch-Stouff.	46	1	-97.8%	0	0	N/A	46	1	-97.8%
PEEL REGION:	217	48	-77.9%	1,004	354	-64.7%	1,221	402	-67.1%
Brampton	89	9	-89.9%	146	4	-97.3%	235	13	-94.5%
Caledon	8	14	75.0%	0	0	N/A	8	14	75.0%
Mississauga	120	25	-79.2%	858	350	-59.2%	978	375	-61.7%
HALTON REGION:	197	129	-34.5%	102	52	-49.0%	299	181	-39.5%
Burlington **	87	106	21.8%	48	18	-62.5%	135	124	-8.1%
Halton Hills	40	5	-87.5%	0	0	N/A	40	5	-87.5%
Milton	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Oakville	65	15	-76.9%	54	34	-37.0%	119	49	-58.8%
REST OF TORONTO CMA:	205	125	-39.0%	22	8	-63.6%	227	133	-41.4%
Ajax	68	5	-92.6%	22	0	-100.0%	90	5	-94.4%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	0	2	N/A	0	0	N/A	0	2	N/A
Orangeville	0	3	N/A	0	6	N/A	0	9	N/A
Pickering	36	23	-36.1%	0	2	N/A	36	25	-30.6%
Tecumseth	55	54	-1.8%	0	0	N/A	55	54	-1.8%
Tottenham	19	0	-100.0%	0	0	N/A	19	0	-100.0%
Uxbridge	16	2	-87.5%	0	0	N/A	16	2	-87.5%
West Gwillimbury	11	36	227.3%	0	0	N/A	11	36	227.3%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	323	242	-25.1%	48	42	-12.5%	371	284	-23.5%
OSHAWA CMA:	197	209	6.1%	26	40	53.8%	223	249	11.7%
Oshawa City	25	6	-76.0%	26	32	23.1%	51	38	-25.5%
Newcastle	114	124	8.8%	0	8	N/A	114	132	15.8%
Whitby	58	79	36.2%	0	0	N/A	58	79	36.2%
REST OF DURHAM:	126	33	-73.8%	22	2	-90.9%	148	35	-76.4%
Ajax	68	5	-92.6%	22	0	-100.0%	90	5	-94.4%
Brock	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Pickering	36	23	-36.1%	0	2	N/A	36	25	-30.6%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	16	2	-87.5%	0	0	N/A	16	2	-87.5%
SIMCOE COUNTY:	250	394	57.6%	310	126	-59.4%	560	520	-7.1%
BARRIE CA:	75	207	176.0%	186	28	-84.9%	261	235	-10.0%
Barrie City	1	177	17600.0%	186	28	-84.9%	187	205	9.6%
Innisfil	73	15	-79.5%	0	0	N/A	73	15	-79.5%
Vespra	1	15	1400.0%	0	0	N/A	1	15	1400.0%
COLLINGWOOD CA:	3	11	266.7%	56	64	14.3%	59	75	27.1%

** not part of the Toronto CMA

-----JANUARY HOUSING STARTS-----									
LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	32	13	-59.4%	12	9	-25.0%	44	22	-50.0%
Midland Town	1	2	100.0%	0	9	N/A	1	11	1000.0%
Penetanguishene	7	4	-42.9%	12	0	-100.0%	19	4	-78.9%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	1	N/A	0	0	N/A	0	1	N/A
Tay Township	11	2	-81.8%	0	0	N/A	11	2	-81.8%
Tiny Township	12	0	-100.0%	0	0	N/A	12	0	-100.0%
Victoria Harbour	1	4	300.0%	0	0	N/A	1	4	300.0%
ORILLIA CA:	55	71	29.1%	56	25	-55.4%	111	96	-13.5%
Orillia City	2	9	350.0%	56	25	-55.4%	58	34	-41.4%
Orillia Township	53	62	17.0%	0	0	N/A	53	62	17.0%
REST OF SIMCOE COUNTY:	85	92	8.2%	0	0	N/A	85	92	8.2%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	55	54	-1.8%	0	0	N/A	55	54	-1.8%
Tottenham	19	0	-100.0%	0	0	N/A	19	0	-100.0%
West Gwillimbury	11	36	227.3%	0	0	N/A	11	36	227.3%
Bradford	0	2	N/A	0	0	N/A	0	2	N/A
MUSKOKA DISTRICT:	7	8	14.3%	85	6	-92.9%	92	14	-84.8%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	7	8	14.3%	85	6	-92.9%	92	14	-84.8%
VICTORIA/HALIBURTON:	2	4	100.0%	0	0	N/A	2	4	100.0%
LINDSAY CA:	2	4	100.0%	0	0	N/A	2	4	100.0%
Lindsay Town	2	4	100.0%	0	0	N/A	2	4	100.0%
Ops Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	60	63	5.0%	0	0	N/A	60	63	5.0%
PETERBOROUGH CA:	60	63	5.0%	0	0	N/A	60	63	5.0%
Peterborough City	35	48	37.1%	0	0	N/A	35	48	37.1%
Dummer Township	0	0	N/A	0	0	N/A	0	0	N/A
Duoro Township	0	0	N/A	0	0	N/A	0	0	N/A
Ennismore Township	3	10	233.3%	0	0	N/A	3	10	233.3%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	1	0	-100.0%	0	0	N/A	1	0	-100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Smith Township	16	5	-68.8%	0	0	N/A	16	5	-68.8%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	15	11	-26.7%	60	20	-66.7%	75	31	-58.7%
COBOURG CA:	5	5	.0%	60	20	-66.7%	65	25	-61.5%
Cobourg	5	5	.0%	60	20	-66.7%	65	25	-61.5%
REST OF NORTHUMBERLAND:	10	6	-40.0%	0	0	N/A	10	6	-40.0%
Port Hope	1	2	100.0%	0	0	N/A	1	2	100.0%
Murray Township	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	3	1	-66.7%	0	0	N/A	3	1	-66.7%

JANUARY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	316	104	8	17	3,301	23	336	18	1,008	66	4,645	5,131
STARTS - Current Month	89	0	0	23	642	0	10	8	0	31	652	772
- Year-To-Date 1990	89	0	0	23	642	0	10	8	0	31	652	772
- Year-To-Date 1989	147	16	86	84	1,182	0	1	18	194	188	1,377	1,728
Under Construction - 1990	1,427	48	54	107	9,879	0	961	48	1,332	209	12,172	13,856
- 1989	1,307	61	79	142	11,662	0	661	37	2,431	258	14,754	16,380
COMPLETIONS - Current Month	130	4	12	0	684	0	0	0	500	12	1,184	1,330
- Year-To-Date 1990	130	4	12	0	684	0	0	0	500	12	1,184	1,330
- Year-To-Date 1989	294	10	54	0	1,517	0	423	0	299	54	2,239	2,597
Completed & Unoccupied - 1990	48	4	44	21	472	0	93	0	0	65	565	682
- 1989	7	1	51	0	1,014	0	499	0	0	51	1,513	1,572
Total Supply - 1990	1,791	156	106	145	13,652	23	1,390	66	2,340	340	17,382	19,669
- 1989	1,649	85	149	187	14,480	0	1,303	145	3,995	481	19,778	21,993
Absorptions - Current Month	127	2	12	1	428	0	10	0	500	13	938	1,080
- 3 Month Average	130	6	2	7	442	0	151	40	133	49	726	911
- 12 Month Average	172	7	8	10	672	0	89	13	151	31	912	1,122
TORONTO CITY												
Pending Starts	55	91	8	0	1,459	16	162	18	459	42	2,080	2,268
STARTS - Current Month	4	0	0	0	327	0	10	0	0	0	337	341
- Year-To-Date 1990	4	0	0	0	327	0	10	0	0	0	337	341
- Year-To-Date 1989	5	2	86	0	0	0	0	0	0	86	0	93
Under Construction - 1990	85	18	54	6	3,632	0	255	40	558	100	4,445	4,648
- 1989	63	32	68	0	4,031	0	352	0	1,083	68	5,466	5,629
COMPLETIONS - Current Month	8	4	0	0	233	0	0	0	148	0	381	393
- Year-To-Date 1990	8	4	0	0	233	0	0	0	148	0	381	393
- Year-To-Date 1989	16	4	51	0	587	0	31	0	149	51	767	838
Completed & Unoccupied - 1990	1	3	40	0	33	0	93	0	0	40	126	170
- 1989	0	1	51	0	654	0	29	0	0	51	683	735
Total Supply - 1990	141	112	102	6	5,124	16	510	58	1,017	182	6,651	7,086
- 1989	95	40	138	0	4,899	0	473	85	2,331	223	7,703	8,061
Absorptions - Current Month	8	2	0	0	200	0	10	0	148	0	358	368
- 3 Month Average	6	3	0	0	111	0	106	0	55	0	272	281
- 12 Month Average	9	4	6	0	211	0	31	0	78	6	320	339
EAST YORK												
Pending Starts	11	1	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	6	0	0	0	44	0	0	0	0	0	44	50
- Year-To-Date 1990	6	0	0	0	44	0	0	0	0	0	44	50
- Year-To-Date 1989	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1990	39	0	0	0	470	0	169	0	0	0	639	678
- 1989	21	2	0	0	35	0	0	0	0	0	35	58
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	4	0	0	0	0	0	0	0	0	0	0	4
Completed & Unoccupied - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	51	1	0	0	470	0	169	0	0	0	639	691
- 1989	24	2	0	0	35	0	0	0	0	0	35	61
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	3	0	0	0	3	0	0	0	0	0	3	6

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	29	0	0	1	45	0	0	0	119	1	164	194
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1989	7	2	0	0	300	0	0	18	0	18	300	327
Under Construction - 1990	97	4	0	33	1,151	0	10	0	0	33	1,161	1,295
- 1989	194	4	0	0	1,552	0	8	37	263	37	1,823	2,058
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	110	0	110	122
- Year-To-Date 1990	12	0	0	0	0	0	0	0	110	0	110	122
- Year-To-Date 1989	39	2	0	0	300	0	390	0	0	0	690	731
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	124	0	373	0	0	0	497	497
Total Supply - 1990	126	4	0	34	1,196	0	10	0	119	34	1,325	1,489
- 1989	199	8	0	0	1,676	0	384	37	263	37	2,323	2,567
Absorptions - Current Month	12	0	0	0	0	0	0	0	110	0	110	122
- 3 Month Average	8	1	0	0	0	0	3	0	0	0	3	12
- 12 Month Average	22	1	0	0	91	0	34	3	13	3	138	164
NORTH YORK												
Pending Starts	120	0	0	0	0	0	0	0	202	0	202	322
STARTS - Current Month	31	0	0	23	271	0	0	0	0	23	271	325
- Year-To-Date 1990	31	0	0	23	271	0	0	0	0	23	271	325
- Year-To-Date 1989	43	0	0	0	0	0	0	0	0	0	0	43
Under Construction - 1990	527	0	0	34	938	0	0	0	322	34	1,260	1,821
- 1989	388	0	0	0	2,619	0	0	0	213	0	2,832	3,220
COMPLETIONS - Current Month	28	0	12	0	0	0	0	0	0	12	0	40
- Year-To-Date 1990	28	0	12	0	0	0	0	0	0	12	0	40
- Year-To-Date 1989	38	0	0	0	630	0	0	0	0	0	630	668
Completed & Unoccupied - 1990	14	0	4	0	146	0	0	0	0	4	146	164
- 1989	4	0	0	0	106	0	35	0	0	0	141	145
Total Supply - 1990	661	0	4	34	1,084	0	0	0	524	38	1,608	2,307
- 1989	526	0	0	11	2,725	0	35	0	281	11	3,041	3,578
Absorptions - Current Month	25	0	12	0	59	0	0	0	0	12	59	96
- 3 Month Average	46	0	2	0	211	0	0	0	0	2	211	259
- 12 Month Average	45	0	1	0	223	0	6	0	10	1	239	285
SCARBOROUGH												
Pending Starts	80	4	0	16	1,797	7	173	0	228	23	2,198	2,305
STARTS - Current Month	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1990	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1989	64	0	0	84	882	0	0	0	0	84	882	1,030
Under Construction - 1990	651	8	0	34	3,219	0	527	0	112	34	3,858	4,551
- 1989	605	4	11	142	3,298	0	300	0	468	153	4,066	4,828
COMPLETIONS - Current Month	74	0	0	0	451	0	0	0	48	0	499	573
- Year-To-Date 1990	74	0	0	0	451	0	0	0	48	0	499	573
- Year-To-Date 1989	189	0	3	0	0	0	0	0	150	3	150	342
Completed & Unoccupied - 1990	32	0	0	21	293	0	0	0	0	21	293	346
- 1989	3	0	0	0	130	0	60	0	0	0	190	193
Total Supply - 1990	763	12	0	71	5,309	7	700	0	340	78	6,349	7,202
- 1989	741	10	11	176	4,549	0	408	23	716	210	5,673	6,634
Absorptions - Current Month	74	0	0	1	169	0	0	0	48	1	217	292
- 3 Month Average	64	0	0	7	120	0	42	40	78	47	240	351
- 12 Month Average	86	0	1	10	133	0	18	10	32	21	183	290

JANUARY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	21	8	0	0	0	0	1	0	0	0	1	30
STARTS - Current Month	0	0	0	0	0	0	0	8	0	8	0	8
- Year-To-Date 1990	0	0	0	0	0	0	0	8	0	8	0	8
- Year-To-Date 1989	26	12	0	0	0	0	1	0	194	0	195	233
Under Construction - 1990	28	18	0	0	469	0	0	8	340	8	809	863
- 1989	36	19	0	0	127	0	1	0	404	0	532	587
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	194	0	194	201
- Year-To-Date 1990	7	0	0	0	0	0	0	0	194	0	194	201
- Year-To-Date 1989	8	4	0	0	0	0	2	0	0	0	2	14
Completed & Unoccupied - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	2	0	0	0	2	2
Total Supply - 1990	49	27	0	0	469	0	1	8	340	8	810	894
- 1989	64	25	0	0	596	0	3	0	404	0	1,003	1,092
Absorptions - Current Month	7	0	0	0	0	0	0	0	194	0	194	201
- 3 Month Average	5	2	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	7	2	0	0	11	0	0	0	18	0	29	38
YORK REGION												
Pending Starts	797	0	0	48	0	0	0	79	338	127	338	1,262
STARTS - Current Month	492	0	0	0	579	0	0	0	0	0	579	1,071
- Year-To-Date 1990	492	0	0	0	579	0	0	0	0	0	579	1,071
- Year-To-Date 1989	718	0	0	0	0	0	0	0	0	0	0	718
Under Construction - 1990	3,748	0	46	42	2,753	0	144	113	385	201	3,282	7,231
- 1989	4,358	52	0	211	1,455	0	0	52	156	263	1,611	6,284
COMPLETIONS - Current Month	460	12	16	16	248	0	0	20	0	52	248	772
- Year-To-Date 1990	460	12	16	16	248	0	0	20	0	52	248	772
- Year-To-Date 1989	646	0	21	20	601	0	0	12	0	53	601	1,300
Completed & Unoccupied - 1990	282	6	12	2	10	0	0	0	0	14	10	312
- 1989	101	0	17	30	375	0	0	0	0	47	375	523
Total Supply - 1990	4,827	6	58	92	2,763	0	144	192	723	342	3,630	8,805
- 1989	5,143	104	17	257	2,239	0	25	261	191	535	2,455	8,237
Absorptions - Current Month	460	6	16	14	250	0	0	20	0	50	250	766
- 3 Month Average	452	0	4	12	90	0	0	18	0	34	90	576
- 12 Month Average	557	3	7	21	144	0	0	11	13	39	157	756
AURORA												
Pending Starts	42	0	0	0	0	0	0	0	0	0	0	42
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	69	0	0	0	0	0	0	0	0	0	0	69
Under Construction - 1990	235	0	0	0	21	0	0	0	0	0	21	256
- 1989	171	0	0	58	174	0	0	11	0	69	174	414
COMPLETIONS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1989	23	0	0	20	0	0	0	12	0	32	0	55
Completed & Unoccupied - 1990	26	0	0	0	0	0	0	0	0	0	0	26
- 1989	0	0	0	10	0	0	0	0	0	10	0	10
Total Supply - 1990	303	0	0	0	21	0	0	0	0	0	21	324
- 1989	267	0	0	68	174	0	0	11	0	79	174	520
Absorptions - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- 3 Month Average	14	0	0	0	0	0	0	2	0	2	0	16
- 12 Month Average	25	0	0	9	13	0	0	2	0	11	13	49

JANUARY 1990	OWNERSHIP						RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.				
EAST GWILLIMBURY													
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4	
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1	
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1	
- Year-To-Date 1989	2	0	0	0	0	0	0	0	0	0	0	2	
Under Construction - 1990	43	0	0	0	0	0	0	0	0	0	0	43	
- 1989	79	0	0	0	0	0	0	0	0	0	0	79	
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7	
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7	
- Year-To-Date 1989	29	0	0	0	0	0	0	0	0	0	0	29	
Completed & Unoccupied - 1990	3	0	0	0	0	0	0	0	0	0	0	3	
- 1989	0	0	0	0	0	0	0	0	0	0	0	0	
Total Supply - 1990	50	0	0	0	0	0	0	0	0	0	0	50	
- 1989	85	0	0	0	0	0	0	0	0	0	0	85	
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5	
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17	
- 12 Month Average	14	0	0	0	0	0	0	0	0	0	0	14	
GEORGINA TOWNSHIP													
Pending Starts	16	0	0	0	0	0	0	0	0	0	0	16	
STARTS - Current Month	59	0	0	0	36	0	0	0	0	0	36	95	
- Year-To-Date 1990	59	0	0	0	36	0	0	0	0	0	36	95	
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0	
Under Construction - 1990	516	0	6	0	86	0	0	8	35	14	121	651	
- 1989	305	42	0	48	0	0	0	41	60	89	60	496	
COMPLETIONS - Current Month	52	12	0	16	0	0	0	20	0	36	0	100	
- Year-To-Date 1990	52	12	0	16	0	0	0	20	0	36	0	100	
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0	
Completed & Unoccupied - 1990	8	6	4	2	0	0	0	0	0	6	0	20	
- 1989	5	0	0	0	0	0	0	0	0	0	0	5	
Total Supply - 1990	540	6	10	2	86	0	0	8	35	20	121	687	
- 1989	516	56	0	48	0	0	24	105	95	153	119	844	
Absorptions - Current Month	50	6	2	14	0	0	0	20	0	36	0	92	
- 3 Month Average	59	0	2	0	0	0	0	3	0	5	0	64	
- 12 Month Average	61	3	2	2	2	0	0	6	5	10	7	81	
KING													
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17	
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9	
- Year-To-Date 1990	9	0	0	0	0	0	0	0	0	0	0	9	
- Year-To-Date 1989	38	0	0	0	0	0	0	0	0	0	0	38	
Under Construction - 1990	87	0	0	0	0	0	0	0	0	0	0	87	
- 1989	160	0	0	0	0	0	0	0	0	0	0	160	
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7	
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7	
- Year-To-Date 1989	10	0											

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	276	0	0	0	0	0	0	0	0	0	0	276
STARTS - Current Month	74	0	0	0	341	0	0	0	0	0	341	415
- Year-To-Date 1990	74	0	0	0	341	0	0	0	0	0	341	415
- Year-To-Date 1989	147	0	0	0	0	0	0	0	0	0	0	147
Under Construction - 1990	606	0	0	0	1,224	0	0	0	0	0	1,224	1,830
- 1989	1,204	10	0	0	0	0	0	0	96	0	96	1,310
COMPLETIONS - Current Month	74	0	0	0	0	0	0	0	0	0	0	74
- Year-To-Date 1990	74	0	0	0	0	0	0	0	0	0	0	74
- Year-To-Date 1989	180	0	0	0	0	0	0	0	0	0	0	180
Completed & Unoccupied - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	19	0	0	0	38	0	0	0	0	0	38	57
Total Supply - 1990	928	0	0	0	1,224	0	0	0	0	0	1,224	2,152
- 1989	1,345	48	0	0	38	0	1	0	96	0	135	1,528
Absorptions - Current Month	79	0	0	0	0	0	0	0	0	0	0	79
- 3 Month Average	94	0	0	0	0	0	0	0	0	0	0	94
- 12 Month Average	135	0	0	0	5	0	0	0	8	0	13	148
NEWMARKET												
Pending Starts	184	0	0	48	0	0	0	0	0	48	0	232
STARTS - Current Month	244	0	0	0	0	0	0	0	0	0	0	244
- Year-To-Date 1990	244	0	0	0	0	0	0	0	0	0	0	244
- Year-To-Date 1989	107	0	0	0	0	0	0	0	0	0	0	107
Under Construction - 1990	736	0	0	8	0	0	86	0	0	8	86	830
- 1989	296	0	0	0	0	0	0	0	0	0	0	296
COMPLETIONS - Current Month	101	0	0	0	0	0	0	0	0	0	0	101
- Year-To-Date 1990	101	0	0	0	0	0	0	0	0	0	0	101
- Year-To-Date 1989	18	0	0	0	126	0	0	0	0	0	126	144
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	920	0	0	56	0	0	86	0	0	56	86	1,062
- 1989	307	0	0	0	0	0	0	40	0	40	0	347
Absorptions - Current Month	101	0	0	0	0	0	0	0	0	0	0	101
- 3 Month Average	39	0	0	0	0	0	0	13	0	13	0	52
- 12 Month Average	37	0	0	0	11	0	0	3	0	3	11	51
RICHMOND HILL												
Pending Starts	96	0	0	0	0	0	0	79	338	79	338	513
STARTS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1989	173	0	0	0	0	0	0	0	0	0	0	173
Under Construction - 1990	539	0	40	6	410	0	58	105	350	151	818	1,508
- 1989	936	0	0	77	1,003	0	0	0	0	77	1,003	2,016
COMPLETIONS - Current Month	88	0	16	0	248	0	0	0	0	16	248	352
- Year-To-Date 1990	88	0	16	0	248	0	0	0	0	16	248	352
- Year-To-Date 1989	203	0	21	0	475	0	0	0	0	21	475	699
Completed & Unoccupied - 1990	124	0	2	0	4	0	0	0	0	2	4	130
- 1989	53	0	12	20	327	0	0	0	0	32	327	412
Total Supply - 1990	759	0	42	6	414	0	58	184	688	232	1,160	2,151
- 1989	1,122	0	12	113	1,739	0	0	105	0	230	1,739	3,091
Absorptions - Current Month	79	0	14	0	248	0	0	0	0	14	248	341
- 3 Month Average	139	0	1	12	65	0	0	0	0	13	65	217
- 12 Month Average	136	0	2	10	102	0	0	0	0	12	102	250

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	160	0	0	0	0	0	0	0	0	0	0	160
STARTS - Current Month	66	0	0	0	202	0	0	0	0	0	202	268
- Year-To-Date 1990	66	0	0	0	202	0	0	0	0	0	202	268
- Year-To-Date 1989	136	0	0	0	0	0	0	0	0	0	0	136
Under Construction - 1990	903	0	0	28	1,012	0	0	0	0	28	1,012	1,943
- 1989	1,113	0	0	28	278	0	0	0	0	28	278	1,419
COMPLETIONS - Current Month	94	0	0	0	0	0	0	0	0	0	0	94
- Year-To-Date 1990	94	0	0	0	0	0	0	0	0	0	0	94
- Year-To-Date 1989	177	0	0	0	0	0	0	0	0	0	0	177
Completed & Unoccupied - 1990	70	0	0	0	6	0	0	0	0	0	6	76
- 1989	20	0	5	0	10	0	0	0	0	5	10	35
Total Supply - 1990	1,133	0	0	28	1,018	0	0	0	0	28	1,018	2,179
- 1989	1,204	0	5	28	288	0	0	0	0	33	288	1,525
Absorptions - Current Month	101	0	0	0	2	0	0	0	0	0	2	103
- 3 Month Average	70	0	0	0	25	0	0	0	0	0	25	95
- 12 Month Average	120	0	2	0	11	0	0	0	0	2	11	133
WHITCHURCH-STOUFFVILLE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	46	0	0	0	0	0	0	0	0	0	0	46
Under Construction - 1990	83	0	0	0	0	0	0	0	0	0	0	83
- 1989	94	0	0	0	0	0	0	0	0	0	0	94
COMPLETIONS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
Completed & Unoccupied - 1990	2	0	6	0	0	0	0	0	0	6	0	8
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	87	0	6	0	0	0	0	0	0	6	0	93
- 1989	103	0	0	0	0	0	0	0	0	0	0	103
Absorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	6	0	1	0	0	0	0	0	0	1	0	7
- 12 Month Average	10	0	1	0	0	0	0	0	0	1	0	11
PEEL REGION												
Pending Starts	911	0	0	76	0	0	0	72	485	148	485	1,544
STARTS - Current Month	48	0	4	0	200	0	0	0	150	4	350	402
- Year-To-Date 1990	48	0	4	0	200	0	0	0	150	4	350	402
- Year-To-Date 1989	217	0	0	12	992	0	0	0	0	12	992	1,221
Under Construction - 1990	2,534	40	49	64	4,004	0	1,124	60	581	173	5,709	8,456
- 1989	3,253	6	403	203	3,809	0	1,586	0	642	606	6,037	9,902
COMPLETIONS - Current Month	253	0	5	0	0	0	0	0	180	5	180	438
- Year-To-Date 1990	253	0	5	0	0	0	0	0	180	5	180	438
- Year-To-Date 1989	532	6	30	43	496	15	175	0	0	88	671	1,297
Completed & Unoccupied - 1990	165	0	160	48	60	0	388	0	0	208	448	821
- 1989	94	9	36	71	531	7	240	0	0	114	771	988
Total Supply - 1990	3,610	40	209	188	4,064	0	1,512	132	1,066	529	6,642	10,821
- 1989	3,857	15	580	281	5,078	49	1,936	0	1,244	910	8,258	13,040
Absorptions - Current Month	243	0	34	9	270	0	357	0	180	43	807	1,093
- 3 Month Average	423	1	88	41	349	0	64	14	0	143	413	980
- 12 Month Average	437	2	49	37	225	1	72	3	19	90	316	845

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	499	0	0	54	0	0	0	0	100	54	100	653
STARTS - Current Month	9	0	4	0	0	0	0	0	0	4	0	13
- Year-To-Date 1990	9	0	4	0	0	0	0	0	0	4	0	13
- Year-To-Date 1989	89	0	0	0	146	0	0	0	0	0	146	235
Under Construction - 1990	718	0	4	0	382	0	0	60	0	64	382	1,164
- 1989	1,319	6	234	0	1,062	0	114	0	103	234	1,279	2,838
COMPLETIONS - Current Month	127	0	5	0	0	0	0	0	0	5	0	132
- Year-To-Date 1990	127	0	5	0	0	0	0	0	0	5	0	132
- Year-To-Date 1989	148	4	30	0	0	0	0	0	0	30	0	182
Completed & Unoccupied - 1990	36	0	106	0	3	0	11	0	0	106	14	156
- 1989	40	8	31	0	0	0	0	0	0	31	0	79
Total Supply - 1990	1,253	0	110	54	385	0	11	60	100	224	496	1,973
- 1989	1,666	14	265	0	1,208	0	114	0	304	265	1,626	3,571
Absorptions - Current Month	119	0	13	0	143	0	73	0	0	13	216	348
- 3 Month Average	215	1	44	0	58	0	0	14	0	58	58	332
- 12 Month Average	180	2	30	1	49	0	10	3	9	34	68	284
CALEDON												
Pending Starts	26	0	0	0	0	0	0	0	0	0	0	26
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	8	0	0	0	0	0	0	0	0	0	0	8
Under Construction - 1990	165	0	0	0	0	0	0	0	0	0	0	165
- 1989	151	0	0	0	0	0	0	0	0	0	0	151
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	60	0	0	0	0	0	0	0	0	0	0	60
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	191	0	0	0	0	0	0	0	0	0	0	191
- 1989	168	0	0	0	0	0	0	0	0	0	0	168
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	22	0	0	0	0	0	0	0	0	0	0	22
- 12 Month Average	23	0	0	0	0	0	0	0	0	0	0	23
MISSISSAUGA												
Pending Starts	386	0	0	22	0	0	0	72	385	94	385	865
STARTS - Current Month	25	0	0	0	200	0	0	0	150	0	350	375
- Year-To-Date 1990	25	0	0	0	200	0	0	0	150	0	350	375
- Year-To-Date 1989	120	0	0	12	846	0	0	0	0	12	846	978
Under Construction - 1990	1,651	40	45	64	3,622	0	1,124	0	581	109	5,327	7,127
- 1989	1,783	0	169	203	2,747	0	1,472	0	539	372	4,758	6,913
COMPLETIONS - Current Month	120	0	0	0	0	0	0	0	180	0	180	300
- Year-To-Date 1990	120	0	0	0	0	0	0	0	180	0	180	300
- Year-To-Date 1989	324	2	0	43	496	15	175	0	0	58	671	1,055
Completed & Unoccupied - 1990	129	0	54	48	57	0	377	0	0	102	434	665
- 1989	54	1	5	71	531	7	240	0	0	83	771	909
Total Supply - 1990	2,166	40	99	134	3,679	0	1,501	72	966	305	6,146	8,657
- 1989	2,023	1	315	281	3,870	49	1,822	0	940	645	6,632	9,301
Absorptions - Current Month	118	0	21	9	127	0	284	0	180	30	591	739
- 3 Month Average	186	0	44	41	291	0	64	0	0	85	355	626
- 12 Month Average	234	0	19	36	176	1	62	0	10	56	248	538

JANUARY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	136	2	283	112	132	0	0	0	0	395	132	665
STARTS - Current Month	129	0	18	0	34	0	0	0	0	18	34	181
- Year-To-Date 1990	129	0	18	0	34	0	0	0	0	18	34	181
- Year-To-Date 1989	197	4	28	44	0	0	26	0	0	72	26	299
Under Construction - 1990	1,377	14	175	194	222	0	20	12	64	381	306	2,078
- 1989	1,089	4	148	333	947	0	34	0	0	481	981	2,555
COMPLETIONS - Current Month	156	0	3	59	84	0	40	57	0	119	124	399
- Year-To-Date 1990	156	0	3	59	84	0	40	57	0	119	124	399
- Year-To-Date 1989	195	0	21	9	106	0	0	0	0	30	106	331
Completed & Unoccupied - 1990	74	3	48	57	202	0	0	0	0	105	202	384
- 1989	86	6	52	7	23	0	161	0	0	59	184	335
Total Supply - 1990	1,587	19	506	363	556	0	20	12	64	881	640	3,127
- 1989	1,211	13	200	348	970	0	195	12	104	560	1,269	3,053
Absorptions - Current Month	152	0	13	63	18	0	40	57	0	133	58	343
- 3 Month Average	177	1	22	29	132	0	0	0	0	51	132	361
- 12 Month Average	159	1	32	24	77	0	18	0	0	56	95	311
BURLINGTON												
Pending Starts	54	0	51	0	0	0	0	0	0	51	0	105
STARTS - Current Month	106	0	18	0	0	0	0	0	0	18	0	124
- Year-To-Date 1990	106	0	18	0	0	0	0	0	0	18	0	124
- Year-To-Date 1989	87	4	0	44	0	0	0	0	0	44	0	135
Under Construction - 1990	278	12	18	94	169	0	0	0	0	112	169	571
- 1989	321	4	0	251	417	0	0	0	0	251	417	993
COMPLETIONS - Current Month	71	0	3	37	0	0	0	57	0	97	0	168
- Year-To-Date 1990	71	0	3	37	0	0	0	57	0	97	0	168
- Year-To-Date 1989	92	0	0	9	106	0	0	0	0	9	106	207
Completed & Unoccupied - 1990	55	1	4	26	15	0	0	0	0	30	15	101
- 1989	38	1	0	7	23	0	0	0	0	7	23	69
Total Supply - 1990	387	13	73	120	184	0	0	0	0	193	184	777
- 1989	377	8	0	266	440	0	0	0	0	258	440	1,062
Absorptions - Current Month	67	0	2	57	1	0	0	57	0	116	1	184
- 3 Month Average	34	1	4	26	76	0	0	0	0	30	76	141
- 12 Month Average	51	0	5	18	44	0	0	0	0	23	44	118
HALTON HILLS												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1989	40	0	0	0	0	0	0	0	0	0	0	40
Under Construction - 1990	347	2	0	0	0	0	0	0	0	0	0	349
- 1989	93	0	0	0	158	0	0	0	0	0	158	251
COMPLETIONS - Current Month	14	0	0	0	84	0	40	0	0	0	124	138
- Year-To-Date 1990	14	0	0	0	84	0	40	0	0	0	124	138
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	171	0	0	0	0	0	171	171
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	349	2	0	0	171	0	0	0	0	0	171	522
- 1989	101	0	0	0	158	0	0	0	0	0	158	259
Absorptions - Current Month	14	0	0	0	17	0	40	0	0	0	57	71
- 3 Month Average	23	0	0	0	18	0	0	0	0	0	18	41
- 12 Month Average	16	0	0	0	5	0	0	0	0	0	5	21

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1990	45	0	0	0	0	0	0	12	14	12	14	71
- 1989	65	0	0	0	0	0	8	0	0	0	8	73
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	47	0	0	0	0	0	0	12	14	12	14	73
- 1989	67	0	0	0	0	0	8	12	54	12	62	141
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	9	0	0	0	0	0	1	0	0	0	1	10
OAKVILLE												
Pending Starts	78	2	232	112	132	0	0	0	0	344	132	556
STARTS - Current Month	15	0	0	0	34	0	0	0	0	0	34	49
- Year-To-Date 1990	15	0	0	0	34	0	0	0	0	0	34	49
- Year-To-Date 1989	65	0	28	0	0	0	26	0	0	28	26	119
Under Construction - 1990	707	0	157	100	53	0	20	0	50	257	123	1,087
- 1989	610	0	148	82	372	0	26	0	0	230	398	1,238
COMPLETIONS - Current Month	70	0	0	22	0	0	0	0	0	22	0	92
- Year-To-Date 1990	70	0	0	22	0	0	0	0	0	22	0	92
- Year-To-Date 1989	94	0	21	0	0	0	0	0	0	21	0	115
Completed & Unoccupied - 1990	19	2	44	31	16	0	0	0	0	75	16	112
- 1989	47	5	52	0	0	0	161	0	0	52	161	265
Total Supply - 1990	804	4	433	243	201	0	20	0	50	676	271	1,755
- 1989	666	5	200	82	372	0	187	0	50	282	609	1,562
Absorptions - Current Month	70	0	11	6	0	0	0	0	0	17	0	87
- 3 Month Average	109	0	18	3	38	0	0	0	0	21	38	168
- 12 Month Average	83	1	27	6	28	0	17	0	0	33	45	162
REST OF TORONTO CMA												
Pending Starts	136	3	0	0	183	0	0	0	0	0	183	322
STARTS - Current Month	125	8	0	0	0	0	0	0	0	0	0	133
- Year-To-Date 1990	125	8	0	0	0	0	0	0	0	0	0	133
- Year-To-Date 1989	205	2	0	0	0	20	0	0	0	20	0	227
Under Construction - 1990	1,228	18	4	67	744	0	0	111	0	182	744	2,172
- 1989	1,604	40	76	49	708	67	184	73	0	265	892	2,801
COMPLETIONS - Current Month	148	4	0	8	0	0	34	0	0	8	34	194
- Year-To-Date 1990	148	4	0	8	0	0	34	0	0	8	34	194
- Year-To-Date 1989	241	8	0	0	0	0	81	0	0	0	81	330
Completed & Unoccupied - 1990	13	5	0	0	0	0	4	3	0	3	4	25
- 1989	37	4	0	0	10	0	21	0	0	0	31	72
Total Supply - 1990	1,377	26	4	67	927	0	4	114	0	185	931	2,519
- 1989	1,991	44	76	49	718	67	205	188	0	380	923	3,338
Absorptions - Current Month	154	2	1	10	0	0	30	6	0	17	30	203
- 3 Month Average	155	3	5	13	0	0	15	28	0	46	15	219
- 12 Month Average	200	3	7	7	20	0	20	13	0	27	40	270

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	26	6	0	0	0	0	0	0	0	0	0	32
- 1989	165	0	0	49	0	0	28	0	0	49	28	242
COMPLETIONS - Current Month	2	0	0	8	0	0	28	0	0	8	28	38
- Year-To-Date 1990	2	0	0	8	0	0	28	0	0	8	28	38
- Year-To-Date 1989	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Unoccupied - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	28	6	0	0	0	0	0	0	0	0	0	34
- 1989	178	0	0	49	0	0	28	0	0	49	28	255
Absorptions - Current Month	6	0	0	8	0	0	28	0	0	8	28	42
- 3 Month Average	20	1	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	30	0	0	3	0	0	0	0	0	3	0	33
ORANGEVILLE												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	23	6	0	0	0	0	0	0	0	0	0	29
- 1989	162	0	0	49	0	0	28	0	0	49	28	239
COMPLETIONS - Current Month	2	0	0	8	0	0	28	0	0	8	28	38
- Year-To-Date 1990	2	0	0	8	0	0	28	0	0	8	28	38
- Year-To-Date 1989	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Unoccupied - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	25	6	0	0	0	0	0	0	0	0	0	31
- 1989	175	0	0	49	0	0	28	0	0	49	28	252
Absorptions - Current Month	6	0	0	8	0	0	28	0	0	8	28	42
- 3 Month Average	20	1	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	29	0	0	3	0	0	0	0	0	3	0	32
MONO TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row Apt.		Private Row Apt.	Assisted Row Apt.					
DURHAM REGION												
Pending Starts	644	3	0	0	278	0	11	0	38	0	327	974
STARTS - Current Month	242	16	0	0	14	0	12	0	0	0	26	284
- Year-To-Date 1990	242	16	0	0	14	0	12	0	0	0	26	284
- Year-To-Date 1989	323	10	0	0	0	20	18	0	0	20	18	371
Under Construction - 1990	3,101	60	4	111	1,139	0	34	181	211	296	1,384	4,841
- 1989	3,128	90	179	63	708	67	516	133	20	442	1,244	4,904
COMPLETIONS - Current Month	327	4	0	12	0	0	0	0	0	12	0	343
- Year-To-Date 1990	327	4	0	12	0	0	0	0	0	12	0	343
- Year-To-Date 1989	396	28	0	19	12	0	111	0	0	19	123	566
Completed & Unoccupied - 1990	17	13	0	25	0	0	23	3	0	28	23	81
- 1989	25	9	54	0	69	0	21	0	0	54	90	178
Total Supply - 1990	3,762	76	4	136	1,417	0	68	184	249	324	1,734	5,896
- 1989	4,171	183	233	63	777	67	537	258	211	621	1,525	6,500
Absorptions - Current Month	327	2	1	18	0	0	4	6	0	25	4	358
- 3 Month Average	378	6	8	34	0	0	27	28	0	70	27	481
- 12 Month Average	388	9	19	17	25	0	51	13	0	49	76	522
OSHAWA CMA												
Pending Starts	508	2	0	0	95	0	9	0	38	0	142	652
STARTS - Current Month	209	14	0	0	14	0	12	0	0	0	26	249
- Year-To-Date 1990	209	14	0	0	14	0	12	0	0	0	26	249
- Year-To-Date 1989	197	8	0	0	0	0	18	0	0	0	18	223
Under Construction - 1990	1,894	48	0	44	395	0	34	70	211	114	640	2,696
- 1989	1,656	52	103	56	0	0	360	60	20	219	380	2,307
COMPLETIONS - Current Month	221	0	0	12	0	0	0	0	0	12	0	233
- Year-To-Date 1990	221	0	0	12	0	0	0	0	0	12	0	233
- Year-To-Date 1989	211	20	0	19	12	0	30	0	0	19	42	292
Completed & Unoccupied - 1990	16	8	0	25	0	0	23	0	0	25	23	72
- 1989	23	5	54	0	59	0	0	0	0	54	59	141
Total Supply - 1990	2,418	58	0	69	490	0	66	70	249	139	805	3,420
- 1989	2,434	141	157	56	59	0	360	70	211	283	630	3,488
Absorptions - Current Month	221	0	0	16	0	0	4	0	0	16	4	241
- 3 Month Average	252	4	3	21	0	0	12	0	0	24	12	292
- 12 Month Average	220	6	12	11	5	0	31	0	0	23	36	285
AJAX												
Pending Starts	17	0	0	0	183	0	0	0	0	0	183	200
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1989	68	2	0	0	0	20	0	0	0	20	0	90
Under Construction - 1990	645	6	4	49	270	0	0	0	0	53	270	974
- 1989	354	36	4	0	0	59	156	0	0	63	156	609
COMPLETIONS - Current Month	27	4	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1990	27	4	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1989	34	8	0	0	0	0	0	0	0	0	0	42
Completed & Unoccupied - 1990	0	5	0	0	0	0	0	3	0	3	0	8
- 1989	0	4	0	0	0	0	0	0	0	0	0	4
Total Supply - 1990	662	11	4	49	453	0	0	3	0	56	453	1,182
- 1989	520	40	4	0	0	59	156	0	0	63	156	779
Absorptions - Current Month	27	2	0	0	0	0	0	6	0	6	0	35
- 3 Month Average	51	2	0	0	0	0	15	28	0	28	15	96
- 12 Month Average	41	3	0	0	0	0	13	7	0	7	13	64

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1990	59	0	0	0	0	0	0	0	0	0	0	59
- 1989	75	0	0	7	0	0	0	0	0	7	0	82
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	60	0	0	0	0	0	0	0	0	0	0	60
- 1989	75	0	0	7	0	0	0	0	0	7	0	82
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	12	0	0	2	0	0	0	0	0	2	0	14
NEWCASTLE												
Pending Starts	200	0	0	0	0	0	0	0	0	0	0	200
STARTS - Current Month	124	8	0	0	0	0	0	0	0	0	0	132
- Year-To-Date 1990	124	8	0	0	0	0	0	0	0	0	0	132
- Year-To-Date 1989	114	0	0	0	0	0	0	0	0	0	0	114
Under Construction - 1990	774	18	0	44	14	0	0	0	0	44	14	850
- 1989	419	8	0	6	0	0	121	0	0	6	121	554
COMPLETIONS - Current Month	107	0	0	0	0	0	0	0	0	0	0	107
- Year-To-Date 1990	107	0	0	0	0	0	0	0	0	0	0	107
- Year-To-Date 1989	57	6	0	19	0	0	0	0	0	19	0	82
Completed & Unoccupied - 1990	1	2	0	17	0	0	0	0	0	17	0	20
- 1989	4	1	0	0	51	0	0	0	0	0	51	56
Total Supply - 1990	975	20	0	61	14	0	0	0	0	61	14	1,070
- 1989	1,001	81	0	6	51	0	121	0	0	6	172	1,260
Absorptions - Current Month	107	0	0	0	0	0	0	0	0	0	0	107
- 3 Month Average	148	2	0	3	0	0	0	0	0	3	0	153
- 12 Month Average	88	2	0	2	4	0	10	0	0	2	14	106
OSHAWA CITY												
Pending Starts	17	2	0	0	95	0	8	0	38	0	141	160
STARTS - Current Month	6	6	0	0	14	0	12	0	0	0	26	38
- Year-To-Date 1990	6	6	0	0	14	0	12	0	0	0	26	38
- Year-To-Date 1989	25	8	0	0	0	0	18	0	0	0	18	51
Under Construction - 1990	289	30	0	0	95	0	34	70	211	70	340	729
- 1989	335	36	48	0	0	0	239	60	20	108	259	738
COMPLETIONS - Current Month	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1989	45	14	0	0	12	0	30	0	0	0	42	101
Completed & Unoccupied - 1990	9	5	0	0	0	0	23	0	0	0	23	37
- 1989	1	4	17	0	8	0	0	0	0	17	8	30
Total Supply - 1990	315	37	0	0	190	0	65	70	249	70	504	926
- 1989	417	52	65	0	8	0	239	70	211	135	458	1,062
Absorptions - Current Month	42	0	0	0	0	0	4	0	0	0	4	46
- 3 Month Average	51	2	0	0	0	0	12	0	0	0	12	65
- 12 Month Average	47	3	5	0	1	0	21	0	0	5	22	77

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	103	1	0	0	0	0	0	0	0	0	0	104
STARTS - Current Month	23	2	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	23	2	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1989	36	0	0	0	0	0	0	0	0	0	0	36
Under Construction - 1990	380	6	0	18	474	0	0	111	0	129	474	989
- 1989	809	2	72	0	708	8	0	73	0	153	708	1,672
COMPLETIONS - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1990	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1989	143	0	0	0	0	0	0	0	0	0	0	143
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	483	7	0	18	474	0	0	111	0	129	474	1,093
- 1989	883	2	72	0	708	8	0	188	0	268	708	1,861
Absorptions - Current Month	37	0	1	0	0	0	0	0	0	1	0	38
- 3 Month Average	50	0	5	0	0	0	0	0	0	5	0	55
- 12 Month Average	87	0	7	0	19	0	0	6	0	13	19	119
SCUGOG												
Pending Starts	13	0	0	0	0	0	2	0	0	0	2	15
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	104	0	0	0	0	0	0	0	0	0	0	104
- 1989	147	0	0	0	0	0	0	0	0	0	0	147
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	117	0	0	0	0	0	2	0	0	0	2	119
- 1989	164	0	0	0	0	0	0	0	0	0	0	164
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
UXBRIDGE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Under Construction - 1990	19	0	0	0	0	0	0	0	0	0	0	19
- 1989	87	0	0	0	0	0	0	0	0	0	0	87
COMPLETIONS - Current Month	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1989	8	0	0	0	0	0	81	0	0	0	81	89
Completed & Unoccupied - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	10	0	21	0	0	0	31	31
Total Supply - 1990	22	0	0	0	0	0	0	0	0	0	0	22
- 1989	95	0	0	0	10	0	21	0	0	0	31	126
Absorptions - Current Month	40	0	0	2	0	0	0	0	0	2	0	42
- 3 Month Average	8	0	0	13	0	0	0	0	0	13	0	21
- 12 Month Average	12	0	0	4	1	0	7	0	0	4	8	24

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	291	0	0	0	0	0	1	0	0	0	1	292
STARTS - Current Month	79	0	0	0	0	0	0	0	0	0	0	79
- Year-To-Date 1990	79	0	0	0	0	0	0	0	0	0	0	79
- Year-To-Date 1989	58	0	0	0	0	0	0	0	0	0	0	58
Under Construction - 1990	831	0	0	0	286	0	0	0	0	0	286	1,117
- 1989	902	8	55	50	0	0	0	0	0	105	0	1,011
COMPLETIONS - Current Month	72	0	0	12	0	0	0	0	0	12	0	84
- Year-To-Date 1990	72	0	0	12	0	0	0	0	0	12	0	84
- Year-To-Date 1989	109	0	0	0	0	0	0	0	0	0	0	109
Completed & Unoccupied - 1990	6	1	0	8	0	0	0	0	0	8	0	15
- 1989	18	0	37	0	0	0	0	0	0	37	0	55
Total Supply - 1990	1,128	1	0	8	286	0	1	0	0	8	287	1,424
- 1989	1,016	8	92	50	0	0	0	0	0	142	0	1,166
Absorptions - Current Month	72	0	0	16	0	0	0	0	0	16	0	88
- 3 Month Average	53	0	3	18	0	0	0	0	0	21	0	74
- 12 Month Average	85	1	7	9	0	0	0	0	0	16	0	102
SIMCOE COUNTY												
Pending Starts	376	4	0	40	76	0	18	0	45	40	139	559
STARTS - Current Month	394	12	0	21	80	0	13	0	0	21	93	520
- Year-To-Date 1990	394	12	0	21	80	0	13	0	0	21	93	520
- Year-To-Date 1989	250	0	24	91	152	0	43	0	0	115	195	560
Under Construction - 1990	1,797	57	36	193	767	0	57	0	0	229	824	2,907
- 1989	1,323	29	30	181	125	0	338	0	100	211	563	2,126
COMPLETIONS - Current Month	264	14	0	0	55	6	8	0	0	6	63	347
- Year-To-Date 1990	264	14	0	0	55	6	8	0	0	6	63	347
- Year-To-Date 1989	216	12	14	34	202	8	101	0	0	56	303	587
Completed & Unoccupied - 1990	119	4	4	0	140	1	85	0	0	5	225	353
- 1989	59	0	7	0	140	0	29	0	0	7	169	235
Total Supply - 1990	2,292	65	40	233	983	1	160	0	45	274	1,188	3,819
- 1989	2,258	29	37	356	265	0	369	0	127	393	761	3,441
Absorptions - Current Month	254	14	0	0	47	5	9	0	0	5	56	329
- 3 Month Average	320	8	0	24	45	0	11	0	9	24	65	417
- 12 Month Average	257	6	3	19	34	1	27	0	16	23	77	363
BARRIE CA												
Pending Starts	186	0	0	0	0	0	10	0	0	0	10	196
STARTS - Current Month	207	12	0	0	16	0	0	0	0	0	16	235
- Year-To-Date 1990	207	12	0	0	16	0	0	0	0	0	16	235
- Year-To-Date 1989	75	0	0	22	140	0	24	0	0	22	164	261
Under Construction - 1990	1,111	30	0	0	453	0	25	0	0	0	478	1,619
- 1989	784	0	6	46	16	0	219	0	100	52	335	1,171
COMPLETIONS - Current Month	108	2	0	0	40	6	0	0	0	6	40	156
- Year-To-Date 1990	108	2	0	0	40	6	0	0	0	6	40	156
- Year-To-Date 1989	111	0	14	6	140	8	88	0	0	28	228	367
Completed & Unoccupied - 1990	109	4	4	0	140	1	81	0	0	5	221	339
- 1989	24	0	7	0	140	0	29	0	0	7	169	200
Total Supply - 1990	1,406	34	4	0	593	1	116	0	0	5	709	2,154
- 1989	1,362	0	13	46	156	0	248	0	127	59	531	1,952
Absorptions - Current Month	96	2	0	0	32	5	5	0	0	5	37	140
- 3 Month Average	211	2	0	0	10	0	6	0	9	0	25	238
- 12 Month Average	161	1	1	6	7	1	16	0	16	8	39	209

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	137	0	0	0	0	0	10	0	0	0	10	147
STARTS - Current Month	177	12	0	0	16	0	0	0	0	0	16	205
- Year-To-Date 1990	177	12	0	0	16	0	0	0	0	0	16	205
- Year-To-Date 1989	1	0	0	22	140	0	24	0	0	22	164	187
Under Construction - 1990	614	30	0	0	453	0	25	0	0	0	478	1,122
- 1989	379	0	6	46	16	0	219	0	100	52	335	766
COMPLETIONS - Current Month	61	2	0	0	40	6	0	0	0	6	40	109
- Year-To-Date 1990	61	2	0	0	40	6	0	0	0	6	40	109
- Year-To-Date 1989	48	0	14	6	140	8	88	0	0	28	228	304
Completed & Unoccupied - 1990	104	4	4	0	140	1	81	0	0	5	221	334
- 1989	22	0	7	0	140	0	29	0	0	7	169	198
Total Supply - 1990	855	34	4	0	593	1	116	0	0	5	709	1,603
- 1989	575	0	13	46	156	0	248	0	127	59	531	1,165
Absorptions - Current Month	49	2	0	0	32	5	5	0	0	5	37	93
- 3 Month Average	92	2	0	0	10	0	6	0	9	0	25	119
- 12 Month Average	85	1	1	6	7	1	16	0	16	8	39	133
INNISFIL												
Pending Starts	40	0	0	0	0	0	0	0	0	0	0	40
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1989	73	0	0	0	0	0	0	0	0	0	0	73
Under Construction - 1990	402	0	0	0	0	0	0	0	0	0	0	402
- 1989	353	0	0	0	0	0	0	0	0	0	0	353
COMPLETIONS - Current Month	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1989	50	0	0	0	0	0	0	0	0	0	0	50
Completed & Unoccupied - 1990	5	0	0	0	0	0	0	0	0	0	0	5
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	447	0	0	0	0	0	0	0	0	0	0	447
- 1989	697	0	0	0	0	0	0	0	0	0	0	697
Absorptions - Current Month	40	0	0	0	0	0	0	0	0	0	0	40
- 3 Month Average	106	0	0	0	0	0	0	0	0	0	0	106
- 12 Month Average	64	0	0	0	0	0	0	0	0	0	0	64
VESPREA												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1989	1	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1990	95	0	0	0	0	0	0	0	0	0	0	95
- 1989	52	0	0	0	0	0	0	0	0	0	0	52
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	104	0	0	0	0	0	0	0	0	0	0	104
- 1989	90	0	0	0	0	0	0	0	0	0	0	90
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	12	0	0	40	76	0	0	0	45	40	121	173
STARTS - Current Month	11	0	0	0	64	0	0	0	0	0	64	75
- Year-To-Date 1990	11	0	0	0	64	0	0	0	0	0	64	75
- Year-To-Date 1989	3	0	0	56	0	0	0	0	0	56	0	59
Under Construction - 1990	44	17	0	69	296	0	0	0	0	69	296	426
- 1989	17	25	0	122	44	0	0	0	0	122	44	208
COMPLETIONS - Current Month	8	2	0	0	15	0	0	0	0	0	15	25
- Year-To-Date 1990	8	2	0	0	15	0	0	0	0	0	15	25
- Year-To-Date 1989	4	12	0	28	48	0	0	0	0	28	48	92
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	56	17	0	109	372	0	0	0	45	109	417	599
- 1989	21	25	0	297	44	0	0	0	0	297	44	387
Absorptions - Current Month	8	2	0	0	15	0	0	0	0	0	15	25
- 3 Month Average	10	0	0	24	35	0	0	0	0	24	35	69
- 12 Month Average	6	2	0	11	22	0	0	0	0	11	22	41
MIDLAND CA												
Pending Starts	90	0	0	0	0	0	0	0	0	0	0	90
STARTS - Current Month	13	0	0	0	0	0	9	0	0	0	9	22
- Year-To-Date 1990	13	0	0	0	0	0	9	0	0	0	9	22
- Year-To-Date 1989	32	0	0	0	12	0	0	0	0	0	12	44
Under Construction - 1990	181	8	0	103	0	0	9	0	0	103	9	301
- 1989	159	2	0	0	16	0	20	0	0	0	36	197
COMPLETIONS - Current Month	52	10	0	0	0	0	2	0	0	0	2	64
- Year-To-Date 1990	52	10	0	0	0	0	2	0	0	0	2	64
- Year-To-Date 1989	40	0	0	0	0	0	1	0	0	0	1	41
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	271	8	0	103	0	0	9	0	0	103	9	391
- 1989	285	2	0	0	16	0	22	0	0	0	38	325
Absorptions - Current Month	52	10	0	0	0	0	2	0	0	0	2	64
- 3 Month Average	37	5	0	0	0	0	2	0	0	0	2	44
- 12 Month Average	35	3	0	1	0	0	3	0	0	1	3	42
MIDLAND TOWN												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	2	0	0	0	0	0	9	0	0	0	9	11
- Year-To-Date 1990	2	0	0	0	0	0	9	0	0	0	9	11
- Year-To-Date 1989	1	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1990	25	0	0	103	0	0	9	0	0	103	9	137
- 1989	52	2	0	0	0	0	12	0	0	0	12	66
COMPLETIONS - Current Month	19	4	0	0	0	0	2	0	0	0	2	25
- Year-To-Date 1990	19	4	0	0	0	0	2	0	0	0	2	25
- Year-To-Date 1989	17	0	0	0	0	0	0	0	0	0	0	17
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	27	0	0	103	0	0	9	0	0	103	9	139
- 1989	63	2	0	0	0	0	12	0	0	0	12	77
Absorptions - Current Month	19	4	0	0	0	0	2	0	0	0	2	25
- 3 Month Average	11	0	0	0	0	0	1	0	0	0	1	12
- 12 Month Average	11	1	0	0	0	0	2	0	0	0	2	14

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	67	0	0	0	0	0	0	0	0	0	0	67
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	8	2	36	0	0	0	0	0	0	36	0	46
- 1989	20	0	0	0	0	0	53	0	0	0	53	73
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	75	2	36	0	0	0	0	0	0	36	0	113
- 1989	22	0	0	0	0	0	53	0	0	0	53	75
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	2	1	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	3	0	0	0	0	0	4	0	0	0	4	7
MUSKOKA DISTRICT												
Pending Starts	99	10	0	27	28	0	17	0	0	27	45	181
STARTS - Current Month	8	0	0	0	0	0	6	0	0	0	6	14
- Year-To-Date 1990	8	0	0	0	0	0	6	0	0	0	6	14
- Year-To-Date 1989	7	0	0	0	57	0	28	0	0	0	85	92
Under Construction - 1990	335	4	47	120	175	0	30	0	0	167	205	711
- 1989	244	6	9	0	191	0	38	0	40	9	269	528
COMPLETIONS - Current Month	91	0	0	0	0	0	6	0	0	0	6	97
- Year-To-Date 1990	91	0	0	0	0	0	6	0	0	0	6	97
- Year-To-Date 1989	16	0	0	0	10	0	0	0	0	0	10	26
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	434	14	47	147	203	0	47	0	0	194	250	892
- 1989	387	18	19	0	205	34	57	0	40	53	302	760
Absorptions - Current Month	91	0	0	0	0	0	6	0	0	0	6	97
- 3 Month Average	22	2	1	5	19	0	6	0	0	6	25	55
- 12 Month Average	29	2	3	2	12	0	4	0	3	5	19	55
BRACEBRIDGE												
Pending Starts	46	10	0	27	0	0	7	0	0	27	7	90
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	95	2	47	0	12	0	24	0	0	47	36	180
- 1989	83	2	9	0	0	0	10	0	0	9	10	104
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	141	12	47	27	12	0	31	0	0	74	43	270
- 1989	155	14	19	0	0	0	25	0	0	19	25	213
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	2	1	0	0	0	0	0	0	1	0	14
- 12 Month Average	14	2	2	0	0	0	2	0	0	2	2	20

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	9	0	0	0	0	0	4	0	0	0	4	13
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	38	2	0	86	0	0	0	0	0	86	0	126
- 1989	29	4	0	0	4	0	0	0	0	0	4	37
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	47	2	0	86	0	0	4	0	0	86	4	139
- 1989	37	4	0	0	4	34	4	0	0	34	8	83
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	7	0	0	5	0	0	0	0	0	5	0	12
- 12 Month Average	5	0	1	2	0	0	0	0	0	3	0	8
HUNTSVILLE												
Pending Starts	44	0	0	0	28	0	6	0	0	0	34	78
STARTS - Current Month	8	0	0	0	0	0	6	0	0	0	6	14
- Year-To-Date 1990	8	0	0	0	0	0	6	0	0	0	6	14
- Year-To-Date 1989	7	0	0	0	57	0	28	0	0	0	85	92
Under Construction - 1990	202	0	0	34	163	0	6	0	0	34	169	405
- 1989	132	0	0	0	187	0	28	0	40	0	255	387
COMPLETIONS - Current Month	91	0	0	0	0	0	6	0	0	0	6	97
- Year-To-Date 1990	91	0	0	0	0	0	6	0	0	0	6	97
- Year-To-Date 1989	16	0	0	0	10	0	0	0	0	0	10	26
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	246	0	0	34	191	0	12	0	0	34	203	483
- 1989	195	0	0	0	201	0	28	0	40	0	269	464
Absorptions - Current Month	91	0	0	0	0	0	6	0	0	0	6	97
- 3 Month Average	4	0	0	0	19	0	6	0	0	0	25	29
- 12 Month Average	10	0	0	0	12	0	2	0	3	0	17	27
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	37	0	0	0	0	0	0	0	0	0	0	37
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1989	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1990	189	4	0	0	71	0	0	0	0	0	71	264
- 1989	141	0	0	18	0	0	0	0	0	18	0	159
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	226	4	0	0	71	0	0	0	0	0	71	301
- 1989	181	0	0	18	0	0	0	0	0	18	0	199
Absorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	44	0	0	0	0	1	1	0	0	1	1	46
- 12 Month Average	32	0	0	2	0	1	1	0	0	3	1	36

JANUARY 1990 -----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	27	0	0	0	0	0	0	0	0	0	0	27
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1989	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1990	117	4	0	0	71	0	0	0	0	0	71	192
- 1989	54	0	0	18	0	0	0	0	0	18	0	72
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	144	4	0	0	71	0	0	0	0	0	71	219
- 1989	76	0	0	18	0	0	0	0	0	18	0	94
Absorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	17	0	0	0	0	1	1	0	0	1	1	19
- 12 Month Average	16	0	0	2	0	1	1	0	0	3	1	20
REST OF VICTORIA/HALIBURTON												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	72	0	0	0	0	0	0	0	0	0	0	72
- 1989	87	0	0	0	0	0	0	0	0	0	0	87
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	82	0	0	0	0	0	0	0	0	0	0	82
- 1989	105	0	0	0	0	0	0	0	0	0	0	105
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	38	2	0	0	0	0	15	0	0	0	15	55
STARTS - Current Month	63	0	0	0	0	0	0	0	0	0	0	63
- Year-To-Date 1990	63	0	0	0	0	0	0	0	0	0	0	63
- Year-To-Date 1989	60	0	0	0	0	0	0	0	0	0	0	60
Under Construction - 1990	309	7	0	39	61	0	16	0	0	39	77	432
- 1989	335	4	24	72	73	0	30	53	0	149	103	591
COMPLETIONS - Current Month	73	0	0	33	12	0	44	0	0	33	56	162
- Year-To-Date 1990	73	0	0	33	12	0	44	0	0	33	56	162
- Year-To-Date 1989	89	2	0	0	42	0	7	73	0	73	49	213
Completed & Unoccupied - 1990	24	0	0	2	5	0	16	0	0	2	21	47
- 1989	23	2	0	0	12	0	0	0	0	0	12	37
Total Supply - 1990	371	9	0	41	66	0	47	0	0	41	113	534
- 1989	413	6	24	72	85	0	109	53	0	149	194	762
Absorptions - Current Month	73	0	0	31	7	0	33	0	0	31	40	144
- 3 Month Average	83	4	0	0	0	0	8	0	0	0	8	95
- 12 Month Average	73	3	2	0	6	0	4	11	0	13	10	99

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	28	2	0	0	0	0	15	0	0	0	15	45
STARTS - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1989	35	0	0	0	0	0	0	0	0	0	0	35
Under Construction - 1990	198	7	0	39	61	0	16	0	0	39	77	321
- 1989	217	4	24	72	73	0	30	53	0	149	103	473
COMPLETIONS - Current Month	29	0	0	33	12	0	44	0	0	33	56	118
- Year-To-Date 1990	29	0	0	33	12	0	44	0	0	33	56	118
- Year-To-Date 1989	49	2	0	0	42	0	7	73	0	73	49	173
Completed & Unoccupied - 1990	19	0	0	2	5	0	16	0	0	2	21	42
- 1989	21	2	0	0	12	0	0	0	0	0	12	35
Total Supply - 1990	245	9	0	41	66	0	47	0	0	41	113	408
- 1989	281	6	24	72	85	0	109	53	0	149	194	630
Absorptions - Current Month	29	0	0	31	7	0	33	0	0	31	40	100
- 3 Month Average	47	4	0	0	0	0	8	0	0	0	8	59
- 12 Month Average	46	3	2	0	6	0	4	11	0	13	10	72
NORTHUMBERLAND COUNTY												
Pending Starts	21	0	0	0	0	0	0	0	0	0	0	21
STARTS - Current Month	11	0	0	0	0	0	0	0	20	0	20	31
- Year-To-Date 1990	11	0	0	0	0	0	0	0	20	0	20	31
- Year-To-Date 1989	15	0	0	0	60	0	0	0	0	0	60	75
Under Construction - 1990	330	0	0	0	80	0	0	24	20	24	100	454
- 1989	164	2	0	0	77	0	23	0	0	0	100	266
COMPLETIONS - Current Month	79	0	0	0	0	0	0	0	0	0	0	79
- Year-To-Date 1990	79	0	0	0	0	0	0	0	0	0	0	79
- Year-To-Date 1989	28	0	0	0	0	0	0	0	0	0	0	28
Completed & Unoccupied - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	355	0	0	0	80	0	0	24	20	24	100	479
- 1989	189	2	0	0	77	0	63	0	0	0	140	331
Absorptions - Current Month	75	0	0	0	0	0	0	0	0	0	0	75
- 3 Month Average	108	0	0	0	0	0	13	0	0	0	13	121
- 12 Month Average	56	0	0	0	1	0	5	0	0	0	6	62
COBOURG CA												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	5	0	0	0	0	0	0	0	20	0	20	25
- Year-To-Date 1990	5	0	0	0	0	0	0	0	20	0	20	25
- Year-To-Date 1989	5	0	0	0	60	0	0	0	0	0	60	65
Under Construction - 1990	117	0	0	0	80	0	0	24	20	24	100	241
- 1989	31	0	0	0	77	0	0	0	0	0	77	108
COMPLETIONS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1989	8	0	0	0	0	0	0	0	0	0	0	8
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	121	0	0	0	80	0	0	24	20	24	100	245
- 1989	32	0	0	0	77	0	40	0	0	0	117	149
Absorptions - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	29	0	0	0	0	0	13	0	0	0	13	42
- 12 Month Average	13	0	0	0	1	0	3	0	0	0	4	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1990	32	0	0	0	0	0	0	0	0	0	0	32
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	33	0	0	0	0	0	0	0	0	0	0	33
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	24	0	0	0	0	0	0	0	0	0	0	24
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
PORT HOPE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	1	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1990	43	0	0	0	0	0	0	0	0	0	0	43
- 1989	18	0	0	0	0	0	14	0	0	0	14	32
COMPLETIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1989	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	45	0	0	0	0	0	0	0	0	0	0	45
- 1989	22	0	0	0	0	0	14	0	0	0	14	36
Absorptions - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	12	0	0	0	0	0	1	0	0	0	1	13

CAI
MHSD
-LS3

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

February 1990



CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

HIGHLIGHTS – FEBRUARY 1990

- housing starts fell in February in the Toronto CMA
- single starts are at their lowest since March 1982 in the Toronto CMA
- average MLS price rose \$10,000 to \$271,860, while the median price fell slightly
- new home sales continue their slump with 821 sales in February

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

February 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	7
MLS RESALE ACTIVITY	8
RECENT CMHC PUBLICATIONS	10
OTHER CMHC NEWS	10
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	11
- Definitions	12
- Starts Summary Tables	14
- Detailed Summary Tables	18
- Maps:	
- CMHC Toronto Branch	42
- Greater Toronto Area (GTA)	43
- Toronto Census Metropolitan Area (CMA)	44

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

ECONOMIC INDICATORS

Interest rates have been subject to a number of shifts in the last few weeks. The week of February 15th saw a .75 percent increase in the prime lending rate to 14.25 percent and the Bank rate has shot up to as high as 13.41 percent on March 1.

Most forecasters expect a moderate decline in

interest rates throughout the year. One-year rates are expected to decline by approximately one percentage point. Five-year mortgage rates are forecast to edge down in line with easing inflation and market rates but the decline could be moderated by inflationary expectations. The higher value of the dollar and recent increases in the Japanese and German interest rates could also limit this decline.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
	Bank Rate	Mtge. Rate	Exch. Rate	All Items		('000s)		RATE (%)	
	Rate	3 Yr. Inst.	(\$Cdn/\$US)	Toronto	Toronto	Toronto	Oshawa	Toronto	Oshawa
			month end	1981=100	1981=100				
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,933	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7		1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	210.9	1,915	99	4.7	6.8
February	13.25	12.66	83.68	164.1	—	1,944	100	4.5	6.4
March 15	13.28		84.69						

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts in February for the Toronto Branch territory totalled 1,964 units, down 39.0% from January 1990, and down 38.5% from February 1989.

HOUSING STARTS - CMHC TORONTO BRANCH							
MONTH	SINGLES		MULTIPLES		TOTAL		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204		2,334		4,538		
April	2,187		1,841		4,028		
May	2,850		1,907		4,757		
June	2,727		1,832		4,559		
July	2,291		1,712		4,003		
August	2,540		989		3,529		
September	2,216		572		2,788		
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
TOTAL							
Year to Date	25,137	2,079	22,098	3,103	47,235	5,182	-36.7%

Source: CMHC

Of the major centres within the Toronto Branch territory, starts are down in all CMAs and CAs compared to February 1989. Starts are down 36 percent in Toronto, 45 percent in Oshawa, 78 percent in Barrie, and 27 percent in Peterborough. These figures are in line with lower presale activity, a generally slower economy and reduced demand.

In the Toronto CMA, single starts were at their lowest level since March 1982. It is expected this will turn around in the next month.

HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH February 1989 - 1990

	February 1989		February 1990		Percent Change	
	Month	Year	Month	Year	Singles	Multiples
Toronto CMA	1,041	1,369	439	1,093	-57.8%	-20.2%
Oshawa CMA	189	40	85	126	-55.0%	215.0%
Barrie CA	237	0	53	0	-77.6%	--
Peterborough CA	22	0	16	0	-27.3%	--

Source: CMHC

Nationally, housing starts were up 2.8 percent to 224,000 units (SAAR) compared to January 1990, attributed mainly to the rise in urban multiple unit starts in western Canada. Urban single family starts were down 5.1% from the previous month while non-urban starts, by definition, remained unchanged.

HOUSING STARTS - CANADA

Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989 January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990 January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	20,000	218,000
February	111,000	-5.1%	93,000	14.8%	204,000	3.0%	20,000	224,000

SOURCE: CMHC

NEW HOME SALES

Total new homes sales as reported by Brethour Research numbered 821, up almost 32 percent from the 622 sales in January. Sales compared to last year's figures (1,944 sales) are down over 61 percent. Condominium sales continue to slump with only 171 sales, however, sales were up from the 110 units sold in January 1990.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343			601			1,944		
April	510			448			958		
May	520			440			960		
June	475			462			937		
July	265			367			632		
August	294			226			520		
September	557			370			927		
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL									
January - December	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for February 1990 was \$271,860, a 3.9% increase from last month and a 1.1% decrease from February 1989. The sales to listings ratio continues to be extremely low (only 11.6%) which means that approximately one in eight homes listed for sale are selling. The median price fell marginally from last month, and the trend of fewer homes being sold at the upper price ranges appears to be continuing.

Compared to previous years, February and March tend to be peak times of the year for resale activity. February 1989 had one of the highest monthly sales figures recorded in the history of the Toronto Real Estate Board. The current market should be quite flat with respect to sales and price change in the next few months.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number of Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000					
April	2,769	23,777	12%	\$280,122	\$240,000					
May	2,593	21,026	12%	\$271,309	\$231,500					
June	2,795	20,668	14%	\$271,649	\$230,000					
July	2,535	15,769	16%	\$267,007	\$230,000					
August	3,270	18,022	18%	\$274,582	\$230,000					
September	3,307	21,813	15%	\$277,186	\$235,000					
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL										
Jan - Dec	38,960			\$273,698						

N.B., 1) Listings include new listings plus reruns.

SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported a 26% increase in sales in February 1990 compared to January but over 50% less than February 1989. Average resale prices in Oshawa are actually 6.2% less than last year at the same time.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD								
-MONTH-	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	1,336	26%	\$178,720
March	572	1,392	41%	\$200,021				
April	347	1,879	18%	\$195,292				
May	380	2,255	17%	\$191,290				
June	326	2,385	14%	\$183,705				
July	336	2,409	14%	\$176,829				
August	456	2,485	18%	\$183,464				
September	446	2,581	17%	\$183,524				
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL								
Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

REAL ESTATE BOARD	JANUARY 1989			JANUARY 1989			PERCENT CHANGE 1989-1990	
	Number of Sales	New Listing	Average Price	Number of Sales	New Listing	Average Price	Number of Sales	Average Price
Barrie & District	174	293	148,125	132	680	161,880	-24.1%	9.3%
Brampton	514	993	198,071	407	1757	213,913	-20.8%	8.0%
Cobourg-Port Hope	53	76	137,471	42	189	149,170	-20.8%	8.5%
Collingwood & District	55	181	146,467	42	298	147,331	-23.6%	0.6%
Haliburton District	7	32	104,000	5	71	175,270	-28.6%	68.5%
Lindsay & District	68	174	129,024	48	291	142,184	-29.4%	10.2%
Midland & Penetanguishene	—	—	—	30	252	156,917	—	—
Mississauga	573	—	228,503	377	799	239,771	-34.2%	4.9%
Muskoka	37	142	113,240	80	392	107,974	116.2%	-4.7%
Oakville-Milton	273	491	231,543	215	800	220,846	-21.2%	-4.6%
Orangeville & District	64	124	160,146	52	246	190,219	-18.8%	18.8%
Orillia & District	67	151	117,919	51	256	148,515	-23.9%	25.9%
Oshawa & District	510	737	172,837	280	1414	179,396	-45.1%	3.8%
Peterborough	141	298	122,939	88	467	147,736	-37.6%	20.2%
Toronto	3219	11095	254,575	1976	9954	261,679	-38.6%	2.8%
York Region	403	739	232,239	246	1269	225,663	-39.0%	-2.8%

N.B. 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

RECENT CMHC PUBLICATIONS

The CMHC Winter 1990 National Housing Outlook, which includes provincial and national forecasts and statistics, is now available. The report is published by CMHC's Market Analysis Centre in Ottawa. Copies are available from the Toronto Office by calling Bev Doucette at 781-2451, Ext. 252.

CMHC's semi-annual Real Estate Forecast and Builders' Forecast for Spring 1990 are now available. Please call Bev Doucette for copies of the Toronto CMA or Oshawa CMA reports if you are not currently on our mailing list for these reports. Forecasts for other Census Metropolitan Areas are available upon request from the appropriate local CMHC Office.

In addition, historical data on housing starts and interest rates by month from 1972 have been compiled by the Toronto Office on one simple "fact sheet". Information on Peterborough is also available from 1972. Data for Oshawa and Barrie are available from 1977 and 1982 respectively. If you require these "fact sheets" for your files, please contact Bev Doucette.

OTHER CMHC NEWS

CMHC will be conducting the Rental Market Survey across Canada from Monday, April 2nd to Friday, April 13th. The release of the results of the survey is set for late May with our local Rental Market Survey Report following in early June.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Caven, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen (i.e., "-") is inserted in the following tables in cases where data is not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a. Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b. Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c. Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS – refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS – refer to units where construction has advanced to the footing or foundation stage and in the case of multiples a start applies to the individual structure.

UNDER CONSTRUCTION – refers to units that have started but are not complete (i.e., units under construction from the previous month plus starts for the current month minus completions during the current month plus/minus any adjustments to units under construction which may include cancellations of projects, re-initiations of projects and/or changes in tenure status).

COMPLETIONS – refer to units where all proposed construction work has been performed or in some cases where ninety percent of all construction work is completed and the structure is fit for occupancy.

COMPLETED & UNOCCUPIED – refers to completed units of new construction which have never been occupied or sold (i.e., completed and unoccu-

pied units from the previous month plus completions during the current month minus absorptions for the current month).

TOTAL SUPPLY – refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not occupied (i.e, pending starts plus under construction plus completed and unoccupied for the current month). Effective January 1990, total supply for previous year includes all three of these elements as well.

ABSORPTIONS – refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage (i.e., completed and unoccupied units from the previous month plus completions for the current month minus completed and unoccupied units for the current month). Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied. Three and twelve month averages exclude the current month.

FEBRUARY 1990

-----FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	1,602	705	-56.0%	1,589	1,259	-20.8%	3,191	1,964	-38.5%
GREATER TORONTO AREA	1,195	539	-54.9%	1,419	1,177	-17.1%	2,614	1,716	-34.4%
TORONTO CMA:	1,041	439	-57.8%	1,369	1,093	-20.2%	2,410	1,532	-36.4%
METRO TORONTO:	134	42	-68.7%	185	423	128.6%	319	465	45.8%
Toronto City	8	13	62.5%	23	1	-95.7%	31	14	-54.8%
East York	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Etobicoke	1	3	200.0%	2	119	5850.0%	3	122	3966.7%
North York	38	14	-63.2%	40	0	-100.0%	78	14	-82.1%
Scarborough	74	8	-89.2%	120	303	152.5%	194	311	60.3%
York City	10	2	-80.0%	0	0	N/A	10	2	-80.0%
YORK REGION:	367	150	-59.1%	455	0	-100.0%	822	150	-81.8%
Aurora	73	22	-69.9%	3	0	-100.0%	76	22	-71.1%
East Gwillimbury	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	0	N/A	0	0	N/A	0	0	N/A
King	3	3	.0%	0	0	N/A	3	3	.0%
Markham	112	82	-26.8%	43	0	-100.0%	155	82	-47.1%
Newmarket	9	15	66.7%	0	0	N/A	9	15	66.7%
Richmond Hill	112	8	-92.9%	409	0	-100.0%	521	8	-98.5%
Vaughan	48	16	-66.7%	0	0	N/A	48	16	-66.7%
Whitchurch-Stouff.	5	2	-60.0%	0	0	N/A	5	2	-60.0%
PEEL REGION:	270	197	-27.0%	648	373	-42.4%	918	570	-37.9%
Brampton	185	154	-16.8%	0	373	N/A	185	527	184.9%
Caledon	9	12	33.3%	0	0	N/A	9	12	33.3%
Mississauga	76	31	-59.2%	648	0	-100.0%	724	31	-95.7%
HALTON REGION:	139	38	-72.7%	62	285	359.7%	201	323	60.7%
Burlington **	2	18	800.0%	10	51	410.0%	12	69	475.0%
Halton Hills	0	2	N/A	0	0	N/A	0	2	N/A
Milton	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Oakville	133	16	-88.0%	52	234	350.0%	185	250	35.1%
REST OF TORONTO CMA:	133	30	-77.4%	29	63	117.2%	162	93	-42.6%
Ajax	56	3	-94.6%	29	55	89.7%	85	58	-31.8%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	22	1	-95.5%	0	0	N/A	22	1	-95.5%
Orangeville	11	0	-100.0%	0	0	N/A	11	0	-100.0%
Pickering	33	24	-27.3%	0	0	N/A	33	24	-27.3%
Tecumseth	0	1	N/A	0	0	N/A	0	1	N/A
Tottenham	4	1	-75.0%	0	8	N/A	4	9	125.0%
Uxbridge	7	0	-100.0%	0	0	N/A	7	0	-100.0%
West Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	285	112	-60.7%	69	96	39.1%	354	208	-41.2%
OSHAWA CMA:	189	85	-55.0%	40	41	2.5%	229	126	-45.0%
Oshawa City	72	9	-87.5%	40	38	-5.0%	112	47	-58.0%
Newcastle	83	28	-66.3%	0	0	N/A	83	28	-66.3%
Whitby	34	48	41.2%	0	3	N/A	34	51	50.0%
REST OF DURHAM:	96	27	-71.9%	29	55	89.7%	125	82	-34.4%
Ajax	56	3	-94.6%	29	55	89.7%	85	58	-31.8%
Brock	0	0	N/A	0	0	N/A	0	0	N/A
Pickering	33	24	-27.3%	0	0	N/A	33	24	-27.3%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	7	0	-100.0%	0	0	N/A	7	0	-100.0%
SIMCOE COUNTY:	329	141	-57.1%	180	127	-29.4%	509	268	-47.3%
BARRIE CA:	237	53	-77.6%	0	0	N/A	237	53	-77.6%
Barrie City	96	42	-56.3%	0	0	N/A	96	42	-56.3%
Innisfil	116	11	-90.5%	0	0	N/A	116	11	-90.5%
Vespra	25	0	-100.0%	0	0	N/A	25	0	-100.0%
COLLINGWOOD CA:	2	5	150.0%	176	113	-35.8%	178	118	-33.7%

** not part of the Toronto CMA

-----FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	48	77	60.4%	4	0	-100.0%	52	77	48.1%
Midland Town	7	0	-100.0%	4	0	-100.0%	11	0	-100.0%
Penetanguishene	26	1	-96.2%	0	0	N/A	26	1	-96.2%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	0	2	N/A	0	0	N/A	0	2	N/A
Tiny Township	15	74	393.3%	0	0	N/A	15	74	393.3%
Victoria Harbour	0	0	N/A	0	0	N/A	0	0	N/A
ORILLIA CA:	16	3	-81.3%	0	6	N/A	16	9	-43.8%
Orillia City	16	3	-81.3%	0	6	N/A	16	9	-43.8%
Orillia Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF SIMCOE COUNTY:	26	3	-88.5%	0	8	N/A	26	11	-57.7%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	1	N/A	0	0	N/A	0	1	N/A
Tottenham	4	1	-75.0%	0	8	N/A	4	9	125.0%
West Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	22	1	-95.5%	0	0	N/A	22	1	-95.5%
MUSKOKA DISTRICT:	40	17	-57.5%	0	6	N/A	40	23	-42.5%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	40	17	-57.5%	0	6	N/A	40	23	-42.5%
VICTORIA/HALIBURTON:	14	7	-50.0%	0	0	N/A	14	7	-50.0%
LINDSAY CA:	14	7	-50.0%	0	0	N/A	14	7	-50.0%
Lindsay Town	14	7	-50.0%	0	0	N/A	14	7	-50.0%
Ops Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	22	16	-27.3%	0	0	N/A	22	16	-27.3%
PETERBOROUGH CA:	22	16	-27.3%	0	0	N/A	22	16	-27.3%
Peterborough City	18	13	-27.8%	0	0	N/A	18	13	-27.8%
Dummer Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Duoro Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Ennismore Township	0	1	N/A	0	0	N/A	0	1	N/A
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	1	2	100.0%	0	0	N/A	1	2	100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	4	3	-25.0%	0	0	N/A	4	3	-25.0%
COBOURG CA:	0	0	N/A	0	0	N/A	0	0	N/A
Cobourg	0	0	N/A	0	0	N/A	0	0	N/A
REST OF NORTHUMBERLAND:	4	3	-25.0%	0	0	N/A	4	3	-25.0%
Port Hope	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Murray Township	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	0	1	N/A	0	0	N/A	0	1	N/A

JANUARY-FEBRUARY HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	3,451	2,079	-39.8%	4,731	3,103	-34.4%	8,182	5,182	-36.7%
GREATER TORONTO AREA	2,797	1,539	-45.0%	4,154	2,887	-30.5%	6,951	4,426	-36.3%
TORONTO CMA:	2,438	1,216	-50.1%	4,030	2,751	-31.7%	6,468	3,967	-38.7%
METRO TORONTO:	281	131	-53.4%	1,766	1,106	-37.4%	2,047	1,237	-39.6%
Toronto City	13	17	30.8%	111	338	204.5%	124	355	186.3%
East York	5	8	60.0%	0	44	N/A	5	52	940.0%
Etobicoke	8	7	-12.5%	322	119	-63.0%	330	126	-61.8%
North York	81	45	-44.4%	40	294	635.0%	121	339	180.2%
Scarborough	138	52	-62.3%	1,086	303	-72.1%	1,224	355	-71.0%
York City	36	2	-94.4%	207	8	-96.1%	243	10	-95.9%
YORK REGION:	1,085	642	-40.8%	455	579	27.3%	1,540	1,221	-20.7%
Aurora	142	25	-82.4%	3	0	-100.0%	145	25	-82.8%
East Gwillimbury	7	3	-57.1%	0	0	N/A	7	3	-57.1%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	59	N/A	0	36	N/A	0	95	N/A
King	41	12	-70.7%	0	0	N/A	41	12	-70.7%
Markham	259	156	-39.8%	43	341	693.0%	302	497	64.6%
Newmarket	116	259	123.3%	0	0	N/A	116	259	123.3%
Richmond Hill	285	43	-84.9%	409	0	-100.0%	694	43	-93.8%
Vaughan	184	82	-55.4%	0	202	N/A	184	284	54.3%
Whitchurch-Stouff.	51	3	-94.1%	0	0	N/A	51	3	-94.1%
PEEL REGION:	487	245	-49.7%	1,652	727	-56.0%	2,139	972	-54.6%
Brampton	274	163	-40.5%	146	377	158.2%	420	540	28.6%
Caledon	17	26	52.9%	0	0	N/A	17	26	52.9%
Mississauga	196	56	-71.4%	1,506	350	-76.8%	1,702	406	-76.1%
HALTON REGION:	336	167	-50.3%	164	337	105.5%	500	504	.8%
Burlington **	89	124	39.3%	58	69	19.0%	147	193	31.3%
Halton Hills	40	7	-82.5%	0	0	N/A	40	7	-82.5%
Milton	9	5	-44.4%	0	0	N/A	9	5	-44.4%
Oakville	198	31	-84.3%	106	268	152.8%	304	299	-1.6%
REST OF TORONTO CMA:	338	155	-54.1%	51	71	39.2%	389	226	-41.9%
Ajax	124	8	-93.5%	51	55	7.8%	175	63	-64.0%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	22	3	-86.4%	0	0	N/A	22	3	-86.4%
Orangeville	11	3	-72.7%	0	6	N/A	11	9	-18.2%
Pickering	69	47	-31.9%	0	2	N/A	69	49	-29.0%
Tecumseth	55	55	.0%	0	0	N/A	55	55	.0%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	23	2	-91.3%	0	0	N/A	23	2	-91.3%
West Gwillimbury	11	36	227.3%	0	0	N/A	11	36	227.3%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	608	354	-41.8%	117	138	17.9%	725	492	-32.1%
OSHAWA CMA:	386	294	-23.8%	66	81	22.7%	452	375	-17.0%
Oshawa City	97	15	-84.5%	66	70	6.1%	163	85	-47.9%
Newcastle	197	152	-22.8%	0	8	N/A	197	160	-18.8%
Whitby	92	127	38.0%	0	3	N/A	92	130	41.3%
REST OF DURHAM:	222	60	-73.0%	51	57	11.8%	273	117	-57.1%
Ajax	124	8	-93.5%	51	55	7.8%	175	63	-64.0%
Brock	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Pickering	69	47	-31.9%	0	2	N/A	69	49	-29.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	23	2	-91.3%	0	0	N/A	23	2	-91.3%
SIMCOE COUNTY:	579	535	-7.6%	490	253	-48.4%	1,069	788	-26.3%
BARRIE CA:	312	260	-16.7%	186	28	-84.9%	498	288	-42.2%
Barrie City	97	219	125.8%	186	28	-84.9%	283	247	-12.7%
Innisfil	189	26	-86.2%	0	0	N/A	189	26	-86.2%
Vespra	26	15	-42.3%	0	0	N/A	26	15	-42.3%
COLLINGWOOD CA:	5	16	220.0%	232	177	-23.7%	237	193	-18.6%

** not part of the Toronto CMA

-----JANUARY-FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	80	90	12.5%	16	9	-43.8%	96	99	3.1%
Midland Town	8	2	-75.0%	4	9	125.0%	12	11	-8.3%
Penetanguishene	33	5	-84.8%	12	0	-100.0%	45	5	-88.9%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	1	N/A	0	0	N/A	0	1	N/A
Tay Township	11	4	-63.6%	0	0	N/A	11	4	-63.6%
Tiny Township	27	74	174.1%	0	0	N/A	27	74	174.1%
Victoria Harbour	1	4	300.0%	0	0	N/A	1	4	300.0%
ORILLIA CA:	71	74	4.2%	56	31	-44.6%	127	105	-17.3%
Orillia City	18	12	-33.3%	56	31	-44.6%	74	43	-41.9%
Orillia Township	53	62	17.0%	0	0	N/A	53	62	17.0%
REST OF SIMCOE COUNTY:	111	95	-14.4%	0	8	N/A	111	103	-7.2%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	55	55	.0%	0	0	N/A	55	55	.0%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	11	36	227.3%	0	0	N/A	11	36	227.3%
Bradford	22	3	-86.4%	0	0	N/A	22	3	-86.4%
MUSKOKA COUNTY:	47	25	-46.8%	85	12	-85.9%	132	37	-72.0%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	47	25	-46.8%	85	12	-85.9%	132	37	-72.0%
VICTORIA/HALIBURTON:	16	11	-31.3%	0	0	N/A	16	11	-31.3%
LINDSAY CA:	16	11	-31.3%	0	0	N/A	16	11	-31.3%
Lindsay Town	16	11	-31.3%	0	0	N/A	16	11	-31.3%
Ops Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Penelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	82	79	-3.7%	0	0	N/A	82	79	-3.7%
PETERBOROUGH CA:	82	79	-3.7%	0	0	N/A	82	79	-3.7%
Peterborough City	53	61	15.1%	0	0	N/A	53	61	15.1%
Dummer Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Duoro Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Ennismore Township	3	11	266.7%	0	0	N/A	3	11	266.7%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	2	2	.0%	0	0	N/A	2	2	.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Smith Township	17	5	-70.6%	0	0	N/A	17	5	-70.6%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	19	14	-26.3%	60	20	-66.7%	79	34	-57.0%
COBOURG CA:	5	5	.0%	60	20	-66.7%	65	25	-61.5%
Cobourg	5	5	.0%	60	20	-66.7%	65	25	-61.5%
REST OF NORTHUMBERLAND:	14	9	-35.7%	0	0	N/A	14	9	-35.7%
Port Hope	2	2	.0%	0	0	N/A	2	2	.0%
Murray Township	9	5	-44.4%	0	0	N/A	9	5	-44.4%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	3	2	-33.3%	0	0	N/A	3	2	-33.3%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MC TORONTO BRANCH												
Ending Starts	3,843	110	184	245	3,548	7	720	237	1,584	673	5,852	10,478
STARTS - Current Month	705	2	61	0	287	255	250	0	404	316	941	1,964
- Year-To-Date 1990	2,079	30	65	44	1,836	255	291	8	574	372	2,701	5,182
- Year-To-Date 1989	3,451	34	199	272	3,684	167	123	18	234	656	4,041	8,182
Under Construction - 1990	13,937	191	438	679	17,895	255	2,823	426	2,893	1,798	23,611	39,537
- 1989	14,899	239	810	847	18,675	206	3,099	275	3,493	2,138	25,267	42,544
COMPLETIONS - Current Month	1,682	28	16	97	884	0	306	12	104	125	1,294	3,129
- Year-To-Date 1990	3,457	62	49	180	1,967	6	404	32	784	267	3,155	6,941
- Year-To-Date 1989	4,073	76	238	319	4,104	23	870	85	316	665	5,290	10,104
Completed & Unoccupied - 1990	669	38	218	164	573	1	649	0	0	383	1,222	2,312
- 1989	179	2	253	173	1,651	1	660	0	0	427	2,311	2,919
Total Supply - 1990	18,449	339	840	1,088	22,016	263	4,192	663	4,477	2,854	30,685	52,327
- 1989	19,388	528	1,223	1,145	23,322	241	4,401	715	5,965	3,324	33,688	56,928
Absorptions - Current Month	1,691	19	62	62	986	0	394	15	104	139	1,484	3,333
- 3 Month Average	1,993	24	108	123	1,306	3	345	118	307	352	1,958	4,327
- 12 Month Average	2,061	33	114	108	1,128	1	282	46	234	269	1,644	4,007
GREATER TORONTO AREA												
Ending Starts	3,139	90	184	176	3,386	7	654	237	1,484	604	5,524	9,357
STARTS - Current Month	539	2	61	51	259	215	230	0	359	327	848	1,716
- Year-To-Date 1990	1,539	18	83	74	1,728	215	252	8	509	380	2,489	4,426
- Year-To-Date 1989	2,797	42	175	212	3,258	167	48	18	234	572	3,540	6,951
Under Construction - 1990	11,399	146	377	518	17,159	215	2,722	402	2,828	1,512	22,709	35,766
- 1989	12,793	210	783	788	18,355	206	2,686	222	3,353	1,999	24,394	39,396
COMPLETIONS - Current Month	1,330	12	16	47	657	0	234	12	104	75	995	2,412
- Year-To-Date 1990	2,656	32	52	134	1,673	0	331	32	784	218	2,788	5,694
- Year-To-Date 1989	3,595	58	248	288	4,042	15	742	12	316	563	5,100	9,316
Completed & Unoccupied - 1990	551	27	217	173	575	0	408	0	0	390	983	1,951
- 1989	206	3	262	177	1,530	1	631	0	0	440	2,161	2,810
Total Supply - 1990	15,089	263	778	867	21,120	222	3,784	639	4,312	2,506	29,216	47,074
- 1989	16,465	489	1,195	1,090	22,933	207	3,761	653	5,798	3,145	32,492	52,591
Absorptions - Current Month	1,343	11	63	27	759	0	330	15	104	105	1,193	2,652
- 3 Month Average	1,432	11	108	128	1,311	0	322	137	298	373	1,931	3,747
- 12 Month Average	1,641	21	111	108	1,112	1	244	47	215	267	1,571	3,500
TORONTO CMA												
Ending Starts	2,538	66	184	176	3,306	7	493	237	1,484	604	5,283	8,491
STARTS - Current Month	439	2	61	0	256	215	238	0	321	276	815	1,532
- Year-To-Date 1990	1,216	10	65	23	1,711	215	248	8	471	311	2,430	3,967
- Year-To-Date 1989	2,438	26	175	162	3,258	167	30	18	194	522	3,482	6,468
Under Construction - 1990	9,404	100	355	333	16,592	215	2,698	332	2,579	1,235	21,869	32,608
- 1989	10,961	154	664	577	18,058	206	2,459	162	3,212	1,609	23,729	36,453
COMPLETIONS - Current Month	1,068	10	16	47	657	0	234	12	104	75	995	2,148
- Year-To-Date 1990	2,144	30	49	93	1,673	0	308	32	784	174	2,765	5,113
- Year-To-Date 1989	3,181	36	216	248	3,804	15	688	12	316	491	4,808	8,516
Completed & Unoccupied - 1990	522	19	214	125	560	0	389	0	0	339	949	1,829
- 1989	160	2	185	168	1,463	1	613	0	0	354	2,076	2,592
Total Supply - 1990	12,464	185	753	634	20,458	222	3,580	569	4,063	2,178	28,101	42,928
- 1989	13,906	355	999	870	22,517	207	3,516	583	5,466	2,659	31,499	48,419
Absorptions - Current Month	1,073	8	62	24	759	0	330	15	104	101	1,193	2,375
- 3 Month Average	1,197	10	107	68	1,235	0	326	118	298	293	1,859	3,359
- 12 Month Average	1,402	17	94	76	1,072	1	217	42	215	213	1,504	3,136

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Ending Starts	401	64	8	16	2,969	7	493	26	761	57	4,223	4,745
ARTS - Current Month	42	0	0	0	201	0	1	0	221	0	423	465
- Year-To-Date 1990	131	0	0	23	843	0	11	8	221	31	1,075	1,237
- Year-To-Date 1989	281	22	105	84	1,222	120	1	18	194	327	1,417	2,047
Under Construction - 1990	1,293	42	54	107	9,193	0	958	48	1,463	209	11,614	13,158
- 1989	1,290	64	98	142	10,512	120	652	37	2,414	397	13,578	15,329
COMPLETIONS - Current Month	176	6	0	0	657	0	234	0	90	0	981	1,163
- Year-To-Date 1990	306	10	12	0	1,341	0	234	0	590	12	2,165	2,493
- Year-To-Date 1989	446	12	54	0	2,707	0	432	0	316	54	3,455	3,967
Completed & Unoccupied - 1990	53	5	43	19	439	0	47	0	0	62	486	606
- 1989	7	1	40	0	809	0	256	0	0	40	1,065	1,113
Total Supply - 1990	1,747	111	105	142	12,601	7	1,498	74	2,224	328	16,323	18,509
- 1989	1,637	89	154	187	13,322	120	1,218	122	3,927	583	18,467	20,776
Absorptions - Current Month	171	5	1	2	690	0	280	0	90	3	1,060	1,239
- 3 Month Average	126	5	6	7	531	0	110	40	238	53	879	1,063
- 12 Month Average	155	8	9	10	644	0	83	13	168	32	895	1,090
TORONTO CITY												
Ending Starts	53	45	8	0	1,459	0	187	26	433	34	2,079	2,211
ARTS - Current Month	13	0	0	0	0	0	1	0	0	0	1	14
- Year-To-Date 1990	17	0	0	0	327	0	11	0	0	0	338	355
- Year-To-Date 1989	13	6	105	0	0	0	0	0	0	105	0	124
Under Construction - 1990	93	16	54	6	3,543	0	252	40	558	100	4,353	4,562
- 1989	63	34	87	0	3,094	0	347	0	1,066	87	4,507	4,691
COMPLETIONS - Current Month	5	2	0	0	89	0	4	0	0	0	93	100
- Year-To-Date 1990	13	6	0	0	322	0	4	0	148	0	474	493
- Year-To-Date 1989	24	6	51	0	1,524	0	36	0	166	51	1,726	1,807
Completed & Unoccupied - 1990	1	3	40	0	95	0	47	0	0	40	142	186
- 1989	0	1	40	0	283	0	2	0	0	40	285	326
Total Supply - 1990	147	64	102	6	5,097	0	486	66	991	174	6,574	6,959
- 1989	97	45	143	0	3,580	0	520	85	2,351	228	6,451	6,821
Absorptions - Current Month	5	2	0	0	27	0	50	0	0	0	77	84
- 3 Month Average	6	3	0	0	163	0	108	0	99	0	370	379
- 12 Month Average	8	4	6	0	225	0	32	0	78	6	335	353
EAST YORK												
Ending Starts	16	1	0	0	0	0	0	0	0	0	0	17
ARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	8	0	0	0	44	0	0	0	0	0	44	52
- Year-To-Date 1989	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1990	35	0	0	0	470	0	169	0	0	0	639	674
- 1989	18	2	0	0	35	0	0	0	0	0	35	55
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1989	10	0	0	0	0	0	0	0	0	0	0	10
Completed & Unoccupied - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	53	1	0	0	470	0	169	0	0	0	639	693
- 1989	19	4	0	0	35	0	0	0	0	0	35	58
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	2	0	0	0	3	0	0	0	0	0	3	5

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ROBICOKE												
ending Starts	74	0	0	0	45	0	0	0	0	0	45	119
STARTS - Current Month	3	0	0	0	0	0	0	0	119	0	119	122
- Year-To-Date 1990	7	0	0	0	0	0	0	0	119	0	119	126
- Year-To-Date 1989	8	4	0	0	300	0	0	18	0	18	300	330
nder Construction - 1990	79	4	0	33	921	0	10	0	119	33	1,050	1,166
- 1989	175	6	0	0	1,552	0	4	37	263	37	1,819	2,037
OMPLETIONS - Current Month	21	0	0	0	0	0	230	0	0	0	230	251
- Year-To-Date 1990	33	0	0	0	0	0	230	0	110	0	340	373
- Year-To-Date 1989	59	2	0	0	300	0	394	0	0	0	694	755
ompleted & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	98	0	192	0	0	0	290	290
otal Supply - 1990	153	4	0	33	966	0	10	0	119	33	1,095	1,285
- 1989	185	6	0	0	1,650	0	199	37	263	37	2,112	2,340
bsorptions - Current Month	21	0	0	0	0	0	230	0	0	0	230	251
- 3 Month Average	10	1	0	0	0	0	2	0	37	0	39	50
- 12 Month Average	19	1	0	0	77	0	32	3	22	3	131	154
NORTH YORK												
ending Starts	141	0	0	0	0	0	0	0	202	0	202	343
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	45	0	0	23	271	0	0	0	0	23	271	339
- Year-To-Date 1989	81	0	0	0	40	0	0	0	0	0	40	121
nder Construction - 1990	483	0	0	34	725	0	0	0	232	34	957	1,474
- 1989	374	0	0	0	2,659	0	0	0	213	0	2,872	3,246
OMPLETIONS - Current Month	58	0	0	0	213	0	0	0	90	0	303	361
- Year-To-Date 1990	86	0	12	0	213	0	0	0	90	12	303	401
- Year-To-Date 1989	90	0	0	0	630	0	0	0	0	0	630	720
ompleted & Unoccupied - 1990	16	0	3	0	226	0	0	0	0	3	226	245
- 1989	4	0	0	0	45	0	0	0	0	0	45	49
otal Supply - 1990	640	0	3	34	951	0	0	0	434	37	1,385	2,062
- 1989	502	0	0	11	2,704	0	0	0	281	11	2,985	3,498
bsorptions - Current Month	56	0	1	0	133	0	0	0	90	1	223	280
- 3 Month Average	37	0	6	0	194	0	0	0	0	6	194	237
- 12 Month Average	44	0	2	0	184	0	3	0	10	2	197	243
CARBOROUGH												
ending Starts	92	6	0	16	1,465	7	305	0	126	23	1,896	2,017
STARTS - Current Month	8	0	0	0	201	0	0	0	102	0	303	311
- Year-To-Date 1990	52	0	0	0	201	0	0	0	102	0	303	355
- Year-To-Date 1989	138	0	0	84	882	120	0	0	0	204	882	1,224
nder Construction - 1990	579	6	0	34	3,065	0	527	0	214	34	3,806	4,425
- 1989	620	4	11	142	3,045	120	300	0	468	273	3,813	4,710
OMPLETIONS - Current Month	80	2	0	0	355	0	0	0	0	0	355	437
- Year-To-Date 1990	154	2	0	0	806	0	0	0	48	0	854	1,010
- Year-To-Date 1989	248	0	3	0	253	0	0	0	150	3	403	654
ompleted & Unoccupied - 1990	34	1	0	19	118	0	0	0	0	19	118	172
- 1989	3	0	0	0	383	0	60	0	0	0	443	446
otal Supply - 1990	705	13	0	69	4,648	7	832	0	340	76	5,820	6,614
- 1989	773	10	11	176	4,757	120	496	0	628	307	5,881	6,971
bsorptions - Current Month	78	1	0	2	530	0	0	0	0	2	530	611
- 3 Month Average	68	0	0	7	174	0	0	40	37	47	211	326
- 12 Month Average	76	0	1	10	144	0	16	10	24	21	184	281

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ARK CITY												
ending Starts	25	12	0	0	0	0	1	0	0	0	1	38
ARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	2	0	0	0	0	0	0	8	0	8	0	10
- Year-To-Date 1989	36	12	0	0	0	0	1	0	194	0	195	243
nder Construction - 1990	24	16	0	0	469	0	0	8	340	8	809	857
- 1989	40	18	0	0	127	0	1	0	404	0	532	590
MPLEITIONS - Current Month	6	2	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	13	2	0	0	0	0	0	0	194	0	194	209
- Year-To-Date 1989	15	4	0	0	0	0	2	0	0	0	2	21
ompleted & Unoccupied - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	2	0	0	0	2	2
tal Supply - 1990	49	29	0	0	469	0	1	8	340	8	810	896
- 1989	61	24	0	0	596	0	3	0	404	0	1,003	1,088
scriptions - Current Month	6	2	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	4	1	0	0	0	0	0	0	65	0	65	70
- 12 Month Average	6	3	0	0	11	0	0	0	34	0	45	54
ARK REGION												
ending Starts	914	0	0	48	1	0	0	139	338	187	339	1,440
ARTS - Current Month	150	0	0	0	0	0	0	0	0	0	0	150
- Year-To-Date 1990	642	0	0	0	579	0	0	0	0	0	579	1,221
- Year-To-Date 1989	1,085	0	0	0	452	0	3	0	0	0	455	1,540
nder Construction - 1990	3,534	0	46	42	2,753	0	144	113	385	201	3,282	7,017
- 1989	4,288	52	0	175	1,907	0	3	52	156	227	2,066	6,633
MPLEITIONS - Current Month	363	0	0	0	0	0	0	0	0	0	0	363
- Year-To-Date 1990	823	12	16	16	248	0	0	20	0	52	248	1,135
- Year-To-Date 1989	1,083	0	21	56	601	0	0	12	0	89	601	1,773
ompleted & Unoccupied - 1990	270	6	11	2	10	0	0	0	0	13	10	299
- 1989	45	0	17	46	325	0	0	0	0	63	325	433
tal Supply - 1990	4,718	6	57	92	2,764	0	-144	252	723	401	3,631	8,756
- 1989	5,207	227	17	301	2,500	0	27	261	191	579	2,718	8,731
scriptions - Current Month	375	0	1	0	0	0	0	0	0	1	0	376
- 3 Month Average	457	2	9	9	223	0	0	34	0	52	223	734
- 12 Month Average	541	4	5	19	136	0	0	12	13	36	149	730
URORA												
ending Starts	25	0	0	0	0	0	0	0	0	0	0	25
ARTS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1989	142	0	0	0	0	0	3	0	0	0	3	145
nder Construction - 1990	241	0	0	0	21	0	0	0	0	0	21	262
- 1989	231	0	0	58	174	0	3	11	0	69	177	477
OMPLEITIONS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1989	36	0	0	20	0	0	0	12	0	32	0	68
ompleted & Unoccupied - 1990	25	0	0	0	0	0	0	0	0	0	0	25
- 1989	0	0	0	10	0	0	0	0	0	10	0	10
otal Supply - 1990	291	0	0	0	21	0	0	0	0	0	21	312
- 1989	287	0	0	68	174	0	3	11	0	79	177	543
bsorptions - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- 3 Month Average	18	0	0	0	0	0	0	2	0	2	0	20
- 12 Month Average	25	0	0	7	13	0	0	1	0	8	13	46

JANUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
T GWILLIMBURY												
Ending Starts	7	0	0	0	0	0	0	0	0	0	0	7
ARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	7	0	0	0	0	0	0	0	0	0	0	7
der Construction - 1990	34	0	0	0	0	0	0	0	0	0	0	34
- 1989	77	0	0	0	0	0	0	0	0	0	0	77
PLETIONS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1989	36	0	0	0	0	0	0	0	0	0	0	36
Completed & Unoccupied - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
al Supply - 1990	43	0	0	0	0	0	0	0	0	0	0	43
- 1989	88	0	0	0	0	0	0	0	0	0	0	88
scriptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
ORGINA TOWNSHIP												
Ending Starts	46	0	0	0	0	0	0	0	0	0	0	46
ARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	59	0	0	0	36	0	0	0	0	0	36	95
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
der Construction - 1990	516	0	6	0	86	0	0	8	35	14	121	651
- 1989	305	42	0	48	0	0	0	41	60	89	60	496
PLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	52	12	0	16	0	0	0	20	0	36	0	100
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	8	6	4	2	0	0	0	0	0	6	0	20
- 1989	5	0	0	0	0	0	0	0	0	0	0	5
al Supply - 1990	570	6	10	2	86	0	0	8	35	20	121	717
- 1989	625	72	0	48	0	0	24	105	95	153	119	969
scriptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	75	2	3	5	0	0	0	19	0	27	0	104
- 12 Month Average	65	4	2	3	2	0	0	8	5	13	7	89
NG												
Ending Starts	15	0	0	0	0	0	0	0	0	0	0	15
ARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
der Construction - 1990	84	0	0	0	0	0	0	0	0	0	0	84
- 1989	129	0	0	0	0	0	0	0	0	0	0	129
PLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	44	0	0	0	0	0	0	0	0	0	0	44
Completed & Unoccupied - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
al Supply - 1990	102	0	0	0	0	0	0	0	0	0	0	102
- 1989	161	0	0	0	0	0	0	0	0	0	0	161
scriptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	19	0	0	0	0	0	0	0	0	0	0	19

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ARKHAM												
Pending Starts	216	0	0	0	0	0	0	0	0	0	0	216
STARTS - Current Month	82	0	0	0	0	0	0	0	0	0	0	82
- Year-To-Date 1990	156	0	0	0	341	0	0	0	0	0	341	497
- Year-To-Date 1989	259	0	0	0	43	0	0	0	0	0	43	302
Under Construction - 1990	637	0	0	0	1,224	0	0	0	0	0	1,224	1,861
- 1989	1,185	10	0	0	43	0	0	0	96	0	139	1,334
COMPLETIONS - Current Month	51	0	0	0	0	0	0	0	0	0	0	51
- Year-To-Date 1990	125	0	0	0	0	0	0	0	0	0	0	125
- Year-To-Date 1989	311	0	0	0	0	0	0	0	0	0	0	311
Completed & Unoccupied - 1990	47	0	0	0	0	0	0	0	0	0	0	47
- 1989	24	0	0	0	38	0	0	0	0	0	38	62
Total Supply - 1990	900	0	0	0	1,224	0	0	0	0	0	1,224	2,124
- 1989	1,394	155	0	64	349	0	0	0	96	64	445	2,058
Absorptions - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- 3 Month Average	91	0	0	0	0	0	0	0	0	0	0	91
- 12 Month Average	127	0	0	0	3	0	0	0	8	0	11	138
NEWMARKET												
Pending Starts	276	0	0	48	0	0	0	60	0	108	0	384
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	259	0	0	0	0	0	0	0	0	0	0	259
- Year-To-Date 1989	116	0	0	0	0	0	0	0	0	0	0	116
Under Construction - 1990	615	0	0	8	0	0	86	0	0	8	86	709
- 1989	253	0	0	0	0	0	0	0	0	0	0	253
COMPLETIONS - Current Month	135	0	0	0	0	0	0	0	0	0	0	135
- Year-To-Date 1990	236	0	0	0	0	0	0	0	0	0	0	236
- Year-To-Date 1989	70	0	0	0	126	0	0	0	0	0	126	196
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	891	0	0	56	0	0	86	60	0	116	86	1,093
- 1989	275	0	0	0	0	0	0	40	0	40	0	315
Absorptions - Current Month	135	0	0	0	0	0	0	0	0	0	0	135
- 3 Month Average	59	0	0	0	0	0	0	13	0	13	0	72
- 12 Month Average	44	0	0	0	0	0	0	3	0	3	0	47
RICHMOND HILL												
Pending Starts	79	0	0	0	0	0	0	79	338	79	338	496
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1989	285	0	0	0	409	0	0	0	0	0	409	694
Under Construction - 1990	483	0	40	6	410	0	58	105	350	151	818	1,452
- 1989	928	0	0	41	1,412	0	0	0	0	41	1,412	2,381
COMPLETIONS - Current Month	64	0	0	0	0	0	0	0	0	0	0	64
- Year-To-Date 1990	152	0	16	0	248	0	0	0	0	16	248	416
- Year-To-Date 1989	323	0	21	36	475	0	0	0	0	57	475	855
Completed & Unoccupied - 1990	112	0	1	0	4	0	0	0	0	1	4	117
- 1989	10	0	12	36	277	0	0	0	0	48	277	335
Total Supply - 1990	674	0	41	6	414	0	58	184	688	231	1,160	2,065
- 1989	960	0	12	93	1,689	0	0	105	0	210	1,689	2,859
Absorptions - Current Month	76	0	1	0	0	0	0	0	0	1	0	77
- 3 Month Average	96	0	5	4	147	0	0	0	0	9	147	252
- 12 Month Average	125	0	2	9	111	0	0	0	0	11	111	247

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DUGHAN												
ending Starts	247	0	0	0	1	0	0	0	0	0	1	248
ARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	82	0	0	0	202	0	0	0	0	0	202	284
- Year-To-Date 1989	184	0	0	0	0	0	0	0	0	0	0	184
nder Construction - 1990	853	0	0	28	1,012	0	0	0	0	28	1,012	1,893
- 1989	1,084	0	0	28	278	0	0	0	0	28	278	1,399
OMPLETIONS - Current Month	66	0	0	0	0	0	0	0	0	0	0	66
- Year-To-Date 1990	160	0	0	0	0	0	0	0	0	0	0	160
- Year-To-Date 1989	254	0	0	0	0	0	0	0	0	0	0	254
ompleted & Unoccupied - 1990	72	0	0	0	6	0	0	0	0	0	6	78
- 1989	5	0	5	0	10	0	0	0	0	5	10	20
otal Supply - 1990	1,172	0	0	28	1,019	0	0	0	0	28	1,019	2,219
- 1989	1,290	0	5	28	288	0	0	0	0	33	288	1,611
bsorptions - Current Month	64	0	0	0	0	0	0	0	0	0	0	64
- 3 Month Average	87	0	0	0	76	0	0	0	0	0	76	163
- 12 Month Average	114	0	0	0	7	0	0	0	0	0	7	121
HITCHURCH-STOUFFVILLE												
ending Starts	3	0	0	0	0	0	0	0	0	0	0	3
ARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	51	0	0	0	0	0	0	0	0	0	0	51
nder Construction - 1990	71	0	0	0	0	0	0	0	0	0	0	71
- 1989	96	0	0	0	0	0	0	0	0	0	0	96
OMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
ompleted & Unoccupied - 1990	1	0	6	0	0	0	0	0	0	6	0	7
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
otal Supply - 1990	75	0	6	0	0	0	0	0	0	6	0	81
- 1989	127	0	0	0	0	0	0	0	0	0	0	127
bsorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	8	0	1	0	0	0	0	0	0	1	0	9
- 12 Month Average	10	0	1	0	0	0	0	0	0	1	0	11
EEL REGION												
ending Starts	957	0	176	0	0	0	0	72	385	248	385	1,590
ARTS - Current Month	197	0	44	0	0	0	229	0	100	44	329	570
- Year-To-Date 1990	245	0	48	0	200	0	229	0	250	48	679	972
- Year-To-Date 1989	487	0	0	68	1,584	0	0	0	0	68	1,584	2,139
nder Construction - 1990	2,495	38	77	58	4,004	0	1,353	60	681	195	6,038	8,766
- 1989	3,008	4	378	138	4,401	0	1,586	0	642	516	6,629	10,157
OMPLETIONS - Current Month	236	2	16	6	0	0	0	0	0	22	0	260
- Year-To-Date 1990	489	2	21	6	0	0	0	0	180	27	180	698
- Year-To-Date 1989	1,041	8	34	173	496	15	175	0	0	222	671	1,942
ompleted & Unoccupied - 1990	163	1	122	45	58	0	338	0	0	167	396	727
- 1989	69	1	15	112	319	1	195	0	0	128	514	712
otal Supply - 1990	3,615	39	375	103	4,062	0	1,691	132	1,066	610	6,819	11,083
- 1989	4,156	5	527	250	5,363	1	1,891	0	1,244	778	8,498	13,437
bsorptions - Current Month	238	1	54	9	2	0	50	0	0	63	52	354
- 3 Month Average	356	0	76	39	419	0	183	14	60	129	662	1,147
- 12 Month Average	412	1	48	33	237	1	99	3	34	85	370	868

FEBRUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMPTON												
ending Starts	583	0	154	0	0	0	0	0	0	154	0	737
STARTS - Current Month	154	0	44	0	0	0	229	0	100	44	329	527
- Year-To-Date 1990	163	0	48	0	0	0	229	0	100	48	329	540
- Year-To-Date 1989	274	0	0	0	146	0	0	0	0	0	146	420
nder Construction - 1990	751	0	48	0	382	0	229	60	100	108	711	1,570
- 1989	1,357	4	234	0	1,062	0	114	0	103	234	1,279	2,874
OMPLETIONS - Current Month	121	0	0	0	0	0	0	0	0	0	0	121
- Year-To-Date 1990	248	0	5	0	0	0	0	0	0	5	0	253
- Year-To-Date 1989	289	6	30	0	0	0	0	0	0	30	0	325
ompleted & Unoccupied - 1990	33	0	77	0	3	0	5	0	0	77	8	118
- 1989	31	0	11	0	0	0	0	0	0	11	0	42
otal Supply - 1990	1,367	0	279	0	385	0	234	60	100	339	719	2,425
- 1989	2,145	4	245	0	1,208	0	114	0	304	245	1,626	4,020
bsorptions - Current Month	124	0	29	0	0	0	6	0	0	29	6	159
- 3 Month Average	181	0	35	0	106	0	24	14	0	49	130	360
- 12 Month Average	177	1	28	0	58	0	16	3	9	31	83	292
ALEXANDRIA												
ending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1989	17	0	0	0	0	0	0	0	0	0	0	17
nder Construction - 1990	158	0	0	0	0	0	0	0	0	0	0	158
- 1989	122	0	0	0	0	0	0	0	0	0	0	122
OMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1989	98	0	0	0	0	0	0	0	0	0	0	98
ompleted & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1990	177	0	0	0	0	0	0	0	0	0	0	177
- 1989	163	0	0	0	0	0	0	0	0	0	0	163
bsorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	19	0	0	0	0	0	0	0	0	0	0	19
MISSISSAUGA												
ending Starts	355	0	22	0	0	0	0	72	385	94	385	834
STARTS - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1990	56	0	0	0	200	0	0	0	150	0	350	406
- Year-To-Date 1989	196	0	0	68	1,438	0	0	0	0	68	1,438	1,702
nder Construction - 1990	1,586	38	29	58	3,622	0	1,124	0	581	87	5,327	7,038
- 1989	1,529	0	144	138	3,339	0	1,472	0	539	282	5,350	7,161
OMPLETIONS - Current Month	96	2	16	6	0	0	0	0	0	22	0	120
- Year-To-Date 1990	216	2	16	6	0	0	0	0	180	22	180	420
- Year-To-Date 1989	654	2	4	173	496	15	175	0	0	192	671	1,519
ompleted & Unoccupied - 1990	130	1	45	45	55	0	333	0	0	90	388	609
- 1989	38	1	4	112	319	1	195	0	0	117	514	670
otal Supply - 1990	2,071	39	96	103	3,677	0	1,457	72	966	271	6,100	8,481
- 1989	1,848	1	282	250	4,155	1	1,777	0	940	533	6,872	9,254
bsorptions - Current Month	95	1	25	9	2	0	44	0	0	34	46	176
- 3 Month Average	158	0	41	39	313	0	159	0	60	80	532	770
- 12 Month Average	216	0	20	33	179	1	83	0	25	54	287	557

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LTON REGION												
ending Starts	211	4	0	112	208	0	0	0	0	112	208	535
ARTS - Current Month	38	2	17	51	0	215	0	0	0	283	0	323
- Year-To-Date 1990	167	2	35	51	34	215	0	0	0	301	34	504
- Year-To-Date 1989	336	8	70	60	0	0	26	0	0	130	26	500
der Construction - 1990	1,307	12	196	218	222	215	20	0	50	629	292	2,240
- 1989	1,070	8	156	270	827	0	34	0	0	426	861	2,365
MPLEITIONS - Current Month	105	4	0	23	0	0	0	12	14	35	14	158
- Year-To-Date 1990	261	4	3	82	84	0	97	12	14	97	195	557
- Year-To-Date 1989	353	0	115	28	226	0	0	0	0	143	226	722
ompleted & Unoccupied - 1990	46	3	41	67	68	0	0	0	0	108	68	225
- 1989	79	1	121	14	23	0	141	0	0	135	164	379
tal Supply - 1990	1,564	19	237	397	498	215	20	0	50	849	568	3,000
- 1989	1,446	10	277	284	986	0	175	12	104	573	1,265	3,294
sorptions - Current Month	111	4	7	13	67	0	0	12	14	32	81	228
- 3 Month Average	156	1	14	41	138	0	13	19	0	74	151	382
- 12 Month Average	153	1	30	28	69	0	18	5	0	63	87	304
RLINGTON												
ending Starts	71	4	0	0	0	0	0	0	0	0	0	75
ARTS - Current Month	18	0	0	51	0	0	0	0	0	51	0	69
- Year-To-Date 1990	124	0	18	51	0	0	0	0	0	69	0	193
- Year-To-Date 1989	89	8	0	50	0	0	0	0	0	50	0	147
der Construction - 1990	276	10	22	141	169	0	0	0	0	163	169	618
- 1989	259	8	36	197	297	0	0	0	0	233	297	797
MPLEITIONS - Current Month	19	2	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	90	2	3	37	0	0	57	0	0	40	57	189
- Year-To-Date 1989	156	0	24	9	226	0	0	0	0	33	226	415
ompleted & Unoccupied - 1990	23	0	3	26	15	0	0	0	0	29	15	67
- 1989	44	1	15	4	23	0	0	0	0	19	23	87
tal Supply - 1990	370	14	25	167	184	0	0	0	0	192	184	760
- 1989	366	10	51	201	372	0	0	0	0	252	372	1,000
sorptions - Current Month	29	3	1	0	0	0	0	0	0	1	0	33
- 3 Month Average	43	1	1	37	76	0	0	19	0	57	76	177
- 12 Month Average	47	0	5	22	35	0	0	5	0	32	35	114
LTON HILLS												
ending Starts	1	0	0	0	0	0	0	0	0	0	0	1
ARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1989	40	0	0	0	0	0	0	0	0	0	0	40
der Construction - 1990	303	0	0	0	0	0	0	0	0	0	0	303
- 1989	93	0	0	0	158	0	0	0	0	0	158	251
OMPLEITIONS - Current Month	46	2	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	60	2	0	0	84	0	40	0	0	0	124	186
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
ompleted & Unoccupied - 1990	0	1	0	0	37	0	0	0	0	0	37	38
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
tal Supply - 1990	304	1	0	0	37	0	0	0	0	0	37	342
- 1989	106	0	0	0	242	0	0	0	40	0	282	388
sorptions - Current Month	46	1	0	0	67	0	0	0	0	0	67	114
- 3 Month Average	17	0	0	0	24	0	13	0	0	0	37	54
- 12 Month Average	17	0	0	0	6	0	3	0	0	0	9	26

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
Under Construction - 1990	41	0	0	0	0	0	0	0	0	0	0	41
- 1989	68	0	0	0	0	0	8	0	0	0	8	76
COMPLETIONS - Current Month	5	0	0	0	0	0	0	12	14	12	14	31
- Year-To-Date 1990	6	0	0	0	0	0	0	12	14	12	14	32
- Year-To-Date 1989	10	0	0	0	0	0	0	0	0	0	0	10
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	43	0	0	0	0	0	0	0	0	0	0	43
- 1989	69	0	0	0	0	0	8	12	14	12	22	103
Absorptions - Current Month	5	0	0	0	0	0	0	12	14	12	14	31
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	8	0	0	0	0	0	1	0	0	0	1	9
OAKVILLE												
Pending Starts	137	0	0	112	208	0	0	0	0	112	208	457
STARTS - Current Month	16	2	17	0	0	215	0	0	0	232	0	250
- Year-To-Date 1990	31	2	17	0	34	215	0	0	0	232	34	299
- Year-To-Date 1989	198	0	70	10	0	0	26	0	0	80	26	304
Under Construction - 1990	687	2	174	77	53	215	20	0	50	466	123	1,278
- 1989	650	0	120	73	372	0	26	0	0	193	398	1,241
COMPLETIONS - Current Month	35	0	0	23	0	0	0	0	0	23	0	58
- Year-To-Date 1990	105	0	0	45	0	0	0	0	0	45	0	150
- Year-To-Date 1989	187	0	91	19	0	0	0	0	0	110	0	297
Completed & Unoccupied - 1990	23	2	38	41	16	0	0	0	0	79	16	120
- 1989	35	0	106	10	0	0	141	0	0	116	141	292
Total Supply - 1990	847	4	212	230	277	215	20	0	50	657	347	1,855
- 1989	905	0	226	83	372	0	167	0	50	309	589	1,803
Absorptions - Current Month	31	0	6	13	0	0	0	0	0	19	0	50
- 3 Month Average	90	0	13	4	38	0	0	0	0	17	38	145
- 12 Month Average	81	1	25	6	28	0	14	0	0	31	42	155
REST OF TORONTO CMA												
Pending Starts	126	2	0	0	128	0	0	0	0	0	128	256
STARTS - Current Month	30	0	0	0	55	0	8	0	0	0	63	93
- Year-To-Date 1990	155	8	0	0	55	0	8	0	0	0	63	226
- Year-To-Date 1989	338	4	0	0	0	47	0	0	0	47	0	389
Under Construction - 1990	1,051	18	4	49	589	0	223	111	0	164	812	2,045
- 1989	1,564	34	68	49	708	86	184	73	0	276	892	2,766
COMPLETIONS - Current Month	207	0	0	18	0	0	0	0	0	18	0	225
- Year-To-Date 1990	355	4	0	26	0	0	34	0	0	26	34	419
- Year-To-Date 1989	414	16	16	0	0	0	81	0	0	16	81	527
Completed & Unoccupied - 1990	13	4	0	18	0	0	4	0	0	18	4	39
- 1989	4	0	7	0	10	0	21	0	0	7	31	42
Total Supply - 1990	1,190	24	4	67	717	0	227	111	0	182	944	2,340
- 1989	1,826	34	75	49	718	86	205	188	0	398	923	3,181
Absorptions - Current Month	207	1	0	0	0	0	0	3	0	3	0	211
- 3 Month Average	145	3	3	9	0	0	20	30	0	42	20	210
- 12 Month Average	188	3	7	8	21	0	17	14	0	29	38	258

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
RANGEVILLE & MONO TWP												
ending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	11	0	0	0	0	0	0	0	0	0	0	11
nder Construction - 1990	23	6	0	0	0	0	0	0	0	0	0	29
- 1989	151	0	0	49	0	0	28	0	0	49	28	228
OMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	5	0	0	8	0	0	28	0	0	8	28	41
- Year-To-Date 1989	32	0	0	0	0	0	0	0	0	0	0	32
ompleted & Unoccupied - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
otal Supply - 1990	24	6	0	0	0	0	0	0	0	0	0	30
- 1989	154	0	0	49	0	0	28	0	0	49	28	231
bsorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	15	1	0	3	0	0	9	0	0	3	9	28
- 12 Month Average	27	0	0	4	0	0	2	0	0	4	2	33
RANGEVILLE												
ending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	11	0	0	0	0	0	0	0	0	0	0	11
nder Construction - 1990	20	6	0	0	0	0	0	0	0	0	0	26
- 1989	148	0	0	49	0	0	28	0	0	49	28	225
OMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	5	0	0	8	0	0	28	0	0	8	28	41
- Year-To-Date 1989	32	0	0	0	0	0	0	0	0	0	0	32
ompleted & Unoccupied - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
otal Supply - 1990	21	6	0	0	0	0	0	0	0	0	0	27
- 1989	151	0	0	49	0	0	28	0	0	49	28	228
bsorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	15	1	0	3	0	0	9	0	0	3	9	28
- 12 Month Average	26	0	0	4	0	0	2	0	0	4	2	32
MONO TOWNSHIP												
ending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
nder Construction - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
OMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
ompleted & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
bsorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAWAIIAN REGION												
Ending Starts	656	22	0	0	208	0	161	0	0	0	369	1,047
ARTS - Current Month	112	0	0	0	58	0	0	0	38	0	96	208
- Year-To-Date 1990	354	16	0	0	72	0	12	0	38	0	122	492
- Year-To-Date 1989	608	12	0	0	0	47	18	0	40	47	58	725
Under Construction - 1990	2,770	54	4	93	987	0	247	181	249	278	1,483	4,585
- 1989	3,137	82	151	63	708	86	411	133	141	433	1,260	4,912
COMPLETIONS - Current Month	450	0	0	18	0	0	0	0	0	18	0	468
- Year-To-Date 1990	777	4	0	30	0	0	0	0	0	30	0	811
- Year-To-Date 1989	672	38	24	31	12	0	135	0	0	55	147	912
Completed & Unoccupied - 1990	19	12	0	40	0	0	23	0	0	40	23	94
- 1989	6	0	69	5	54	0	39	0	0	74	93	173
Total Supply - 1990	3,445	88	4	133	1,195	0	431	181	249	318	1,875	5,726
- 1989	4,019	158	220	68	762	86	450	258	332	632	1,544	6,353
Absorptions - Current Month	448	1	0	3	0	0	0	3	0	6	0	455
- 3 Month Average	337	3	3	32	0	0	16	30	0	65	16	421
- 12 Month Average	380	7	19	18	26	0	44	14	0	51	70	508
HAWAIIAN CMA												
Ending Starts	540	22	0	0	80	0	159	0	0	0	239	801
ARTS - Current Month	85	0	0	0	3	0	0	0	38	0	41	126
- Year-To-Date 1990	294	14	0	0	17	0	12	0	38	0	67	375
- Year-To-Date 1989	386	8	0	0	0	0	18	0	40	0	58	452
Under Construction - 1990	1,728	42	0	44	398	0	32	70	249	114	679	2,563
- 1989	1,689	50	83	56	0	0	255	60	141	199	396	2,334
COMPLETIONS - Current Month	258	0	0	0	0	0	0	0	0	0	0	258
- Year-To-Date 1990	479	0	0	12	0	0	0	0	0	12	0	491
- Year-To-Date 1989	367	22	8	31	12	0	54	0	0	39	66	494
Completed & Unoccupied - 1990	18	8	0	22	0	0	23	0	0	22	23	71
- 1989	3	0	62	5	44	0	18	0	0	67	62	132
Total Supply - 1990	2,286	72	0	66	478	0	214	70	249	136	941	3,435
- 1989	2,363	126	145	61	44	0	273	70	332	276	649	3,414
Absorptions - Current Month	256	0	0	3	0	0	0	0	0	3	0	259
- 3 Month Average	223	1	0	26	0	0	6	0	0	26	6	256
- 12 Month Average	220	4	12	12	5	0	29	0	0	24	34	282
HAWAIIAN AX												
Ending Starts	14	0	0	0	128	0	0	0	0	0	128	142
ARTS - Current Month	3	0	0	0	55	0	0	0	0	0	55	58
- Year-To-Date 1990	8	0	0	0	55	0	0	0	0	0	55	63
- Year-To-Date 1989	124	4	0	0	0	47	0	0	0	47	0	175
Under Construction - 1990	553	6	4	49	331	0	0	0	0	53	331	943
- 1989	375	30	4	0	0	86	156	0	0	90	156	651
COMPLETIONS - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1990	122	4	0	0	0	0	0	0	0	0	0	126
- Year-To-Date 1989	69	16	0	0	0	0	0	0	0	0	0	85
Completed & Unoccupied - 1990	0	4	0	0	0	0	0	0	0	0	0	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	567	10	4	49	459	0	0	0	0	53	459	1,089
- 1989	485	30	4	0	0	86	156	0	0	90	156	761
Absorptions - Current Month	95	1	0	0	0	0	0	3	0	3	0	99
- 3 Month Average	32	2	0	0	0	0	10	30	0	30	10	74
- 12 Month Average	40	3	0	0	0	0	13	8	0	8	13	64

FEBRUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
OCK												
ending Starts	1	0	0	0	0	0	0	0	0	0	0	1
ARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
der Construction - 1990	59	0	0	0	0	0	0	0	0	0	0	59
- 1989	75	0	0	7	0	0	0	0	0	7	0	82
PLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
ompleted & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
tal Supply - 1990	60	0	0	0	0	0	0	0	0	0	0	60
- 1989	75	0	0	7	0	0	0	0	0	7	0	82
sorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	12	0	0	2	0	0	0	0	0	2	0	14
WCASTLE												
ending Starts	253	20	0	0	0	0	0	0	0	0	0	273
ARTS - Current Month	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1990	152	8	0	0	0	0	0	0	0	0	0	160
- Year-To-Date 1989	197	0	0	0	0	0	0	0	0	0	0	197
der Construction - 1990	667	10	0	44	14	0	0	0	0	44	14	735
- 1989	459	8	0	6	0	0	121	0	0	6	121	594
PLETIONS - Current Month	142	0	0	0	0	0	0	0	0	0	0	142
- Year-To-Date 1990	249	0	0	0	0	0	0	0	0	0	0	249
- Year-To-Date 1989	100	6	0	19	0	0	0	0	0	19	0	125
ompleted & Unoccupied - 1990	2	2	0	14	0	0	0	0	0	14	0	18
- 1989	1	0	0	0	36	0	0	0	0	0	36	37
tal Supply - 1990	922	32	0	58	14	0	0	0	0	58	14	1,026
- 1989	1,012	82	0	6	36	0	121	0	0	6	157	1,257
sorptions - Current Month	141	0	0	3	0	0	0	0	0	3	0	144
- 3 Month Average	128	1	0	3	0	0	0	0	0	3	0	132
- 12 Month Average	92	1	0	1	4	0	10	0	0	1	14	108
HAWAII CITY												
ending Starts	9	2	0	0	80	0	159	0	0	0	239	250
ARTS - Current Month	9	0	0	0	0	0	0	0	38	0	38	47
- Year-To-Date 1990	15	6	0	0	14	0	12	0	38	0	64	85
- Year-To-Date 1989	97	8	0	0	0	0	18	0	40	0	58	163
der Construction - 1990	259	32	0	0	95	0	32	70	249	70	376	737
- 1989	379	34	40	0	0	0	134	60	141	100	275	788
OMPLETIONS - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1990	81	0	0	0	0	0	0	0	0	0	0	81
- Year-To-Date 1989	73	16	8	0	12	0	54	0	0	8	66	163
ompleted & Unoccupied - 1990	9	5	0	0	0	0	23	0	0	0	23	37
- 1989	1	0	25	0	8	0	18	0	0	25	26	52
otal Supply - 1990	277	39	0	0	175	0	214	70	249	70	638	1,024
- 1989	411	36	65	0	8	0	152	70	332	135	492	1,074
sorptions - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- 3 Month Average	38	0	0	0	0	0	6	0	0	0	6	44
- 12 Month Average	46	2	5	0	1	0	19	0	0	5	20	73

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WICKERING												
Pending Starts	85	0	0	0	0	0	0	0	0	0	0	85
STARTS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	47	2	0	0	0	0	0	0	0	0	0	49
- Year-To-Date 1989	69	0	0	0	0	0	0	0	0	0	0	69
Under Construction - 1990	307	6	0	0	258	0	215	111	0	111	473	897
- 1989	764	2	64	0	708	0	0	73	0	137	708	1,611
COMPLETIONS - Current Month	97	0	0	18	0	0	0	0	0	18	0	115
- Year-To-Date 1990	134	0	0	18	0	0	0	0	0	18	0	152
- Year-To-Date 1989	221	0	16	0	0	0	0	0	0	16	0	237
Completed & Unoccupied - 1990	0	0	0	18	0	0	0	0	0	18	0	18
- 1989	2	0	7	0	0	0	0	0	0	7	0	9
Total Supply - 1990	392	6	0	18	258	0	215	111	0	129	473	1,000
- 1989	843	2	71	0	708	0	0	188	0	259	708	1,812
Absorptions - Current Month	97	0	0	0	0	0	0	0	0	0	0	97
- 3 Month Average	47	0	3	0	0	0	0	0	0	3	0	50
- 12 Month Average	78	0	7	0	20	0	0	6	0	13	20	111
SCUGOG												
Pending Starts	14	0	0	0	0	0	2	0	0	0	2	16
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	104	0	0	0	0	0	0	0	0	0	0	104
- 1989	147	0	0	0	0	0	0	0	0	0	0	147
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	118	0	0	0	0	0	2	0	0	0	2	120
- 1989	164	0	0	0	0	0	0	0	0	0	0	164
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
WICKBRIDGE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	23	0	0	0	0	0	0	0	0	0	0	23
Under Construction - 1990	19	0	0	0	0	0	0	0	0	0	0	19
- 1989	87	0	0	0	0	0	0	0	0	0	0	87
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1989	15	0	0	0	0	0	81	0	0	0	81	96
Completed & Unoccupied - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	10	0	21	0	0	0	31	32
Total Supply - 1990	22	0	0	0	0	0	0	0	0	0	0	22
- 1989	89	0	0	0	10	0	21	0	0	0	31	120
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	19	0	0	6	0	0	0	0	0	6	0	25
- 12 Month Average	14	0	0	4	1	0	2	0	0	4	3	21

FEBRUARY 1990												
	OWNERSHIP					RENTAL						GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.	
ENDING STARTS	278	0	0	0	0	0	0	0	0	0	0	278
STARTS - Current Month	48	0	0	0	3	0	0	0	0	0	3	51
- Year-To-Date 1990	127	0	0	0	3	0	0	0	0	0	3	130
- Year-To-Date 1989	92	0	0	0	0	0	0	0	0	0	0	92
Under Construction - 1990	802	0	0	0	289	0	0	0	0	0	289	1,091
- 1989	851	8	43	50	0	0	0	0	0	93	0	952
COMPLETIONS - Current Month	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	149	0	0	12	0	0	0	0	0	12	0	161
- Year-To-Date 1989	194	0	0	12	0	0	0	0	0	12	0	206
Completed & Unoccupied - 1990	7	1	0	8	0	0	0	0	0	8	0	16
- 1989	1	0	37	5	0	0	0	0	0	42	0	43
Total Supply - 1990	1,087	1	0	8	289	0	0	0	0	8	289	1,385
- 1989	940	8	80	55	0	0	0	0	0	135	0	1,083
Absorptions - Current Month	76	0	0	0	0	0	0	0	0	0	0	76
- 3 Month Average	57	0	0	23	0	0	0	0	0	23	0	80
- 12 Month Average	82	1	7	11	0	0	0	0	0	18	0	101
MCQUEEN COUNTY												
ENDING STARTS	480	4	0	42	104	0	46	0	100	42	250	776
STARTS - Current Month	141	0	0	0	28	40	14	0	45	40	87	268
- Year-To-Date 1990	535	12	0	21	108	40	27	0	45	61	180	788
- Year-To-Date 1989	579	0	24	110	309	0	47	0	0	134	356	1,069
Under Construction - 1990	1,759	47	36	182	578	40	65	0	45	258	688	2,752
- 1989	1,485	27	30	166	294	0	322	0	100	196	716	2,424
COMPLETIONS - Current Month	179	10	0	11	217	0	6	0	0	11	223	423
- Year-To-Date 1990	443	24	0	11	272	6	14	0	0	17	286	770
- Year-To-Date 1989	383	14	14	40	218	8	121	0	0	62	339	798
Completed & Unoccupied - 1990	108	8	4	0	10	1	212	0	0	5	222	343
- 1989	7	0	6	0	132	0	29	0	0	6	161	174
Total Supply - 1990	2,347	59	40	224	692	41	323	0	145	305	1,160	3,871
- 1989	2,116	27	36	166	426	0	396	0	127	202	949	3,294
Absorptions - Current Month	190	6	0	11	215	0	11	0	0	11	226	433
- 3 Month Average	296	10	0	17	61	2	10	0	9	19	80	405
- 12 Month Average	257	7	3	16	33	0	22	0	16	19	71	354
HARRIS COUNTY												
ENDING STARTS	348	0	0	42	56	0	44	0	100	42	200	590
STARTS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	260	12	0	0	16	0	0	0	0	0	16	288
- Year-To-Date 1989	312	0	0	22	140	0	24	0	0	22	164	498
Under Construction - 1990	1,071	22	0	0	302	0	19	0	0	0	321	1,414
- 1989	924	0	6	46	0	0	219	0	100	52	319	1,295
COMPLETIONS - Current Month	93	8	0	0	151	0	6	0	0	0	157	258
- Year-To-Date 1990	201	10	0	0	191	6	6	0	0	6	197	414
- Year-To-Date 1989	208	0	14	6	156	8	88	0	0	28	244	480
Completed & Unoccupied - 1990	97	8	4	0	10	1	208	0	0	5	218	328
- 1989	7	0	6	0	132	0	29	0	0	6	161	174
Total Supply - 1990	1,516	30	4	42	368	1	271	0	100	47	739	2,332
- 1989	1,308	0	12	46	132	0	293	0	127	58	552	1,918
Absorptions - Current Month	105	4	0	0	149	0	11	0	0	0	160	269
- 3 Month Average	169	2	0	0	21	2	5	0	9	2	35	208
- 12 Month Average	158	1	1	6	10	0	12	0	16	7	38	204

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ARRIE												
Pending Starts	302	0	0	42	56	0	44	0	100	42	200	544
STARTS - Current Month	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	219	12	0	0	16	0	0	0	0	0	16	247
- Year-To-Date 1989	97	0	0	22	140	0	24	0	0	22	164	283
Under Construction - 1990	598	22	0	0	302	0	19	0	0	0	321	941
- 1989	445	0	6	46	0	0	219	0	100	52	319	816
COMPLETIONS - Current Month	58	8	0	0	151	0	6	0	0	0	157	223
- Year-To-Date 1990	119	10	0	0	191	6	6	0	0	6	197	332
- Year-To-Date 1989	78	0	14	6	156	8	88	0	0	28	244	350
Completed & Unoccupied - 1990	92	8	4	0	10	1	208	0	0	5	218	323
- 1989	7	0	6	0	132	0	29	0	0	6	161	174
Total Supply - 1990	992	30	4	42	368	1	271	0	100	47	739	1,808
- 1989	569	0	12	46	132	0	293	0	127	58	552	1,179
Absorptions - Current Month	70	4	0	0	149	0	11	0	0	0	160	234
- 3 Month Average	69	2	0	0	21	2	5	0	9	2	35	108
- 12 Month Average	84	1	1	6	10	0	12	0	16	7	38	130
WNISFIL												
Pending Starts	34	0	0	0	0	0	0	0	0	0	0	34
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1989	189	0	0	0	0	0	0	0	0	0	0	189
Under Construction - 1990	381	0	0	0	0	0	0	0	0	0	0	381
- 1989	408	0	0	0	0	0	0	0	0	0	0	408
COMPLETIONS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	72	0	0	0	0	0	0	0	0	0	0	72
- Year-To-Date 1989	111	0	0	0	0	0	0	0	0	0	0	111
Completed & Unoccupied - 1990	5	0	0	0	0	0	0	0	0	0	0	5
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	420	0	0	0	0	0	0	0	0	0	0	420
- 1989	635	0	0	0	0	0	0	0	0	0	0	635
Absorptions - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- 3 Month Average	91	0	0	0	0	0	0	0	0	0	0	91
- 12 Month Average	63	0	0	0	0	0	0	0	0	0	0	63
VESPERA												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1989	26	0	0	0	0	0	0	0	0	0	0	26
Under Construction - 1990	92	0	0	0	0	0	0	0	0	0	0	92
- 1989	71	0	0	0	0	0	0	0	0	0	0	71
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1989	19	0	0	0	0	0	0	0	0	0	0	19
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	104	0	0	0	0	0	0	0	0	0	0	104
- 1989	104	0	0	0	0	0	0	0	0	0	0	104
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	11

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILLINGWOOD CA												
Pending Starts	7	0	0	0	48	0	0	0	0	0	48	55
STARTS - Current Month	5	0	0	0	28	40	0	0	45	40	73	118
- Year-To-Date 1990	16	0	0	0	92	40	0	0	45	40	137	193
- Year-To-Date 1989	5	0	0	75	157	0	0	0	0	75	157	237
Under Construction - 1990	46	17	0	58	276	40	0	0	45	98	321	482
- 1989	16	23	0	107	229	0	0	0	0	107	229	375
COMPLETIONS - Current Month	3	0	0	11	48	0	0	0	0	11	48	62
- Year-To-Date 1990	11	2	0	11	63	0	0	0	0	11	63	87
- Year-To-Date 1989	7	14	0	34	48	0	0	0	0	34	48	103
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	53	17	0	58	324	40	0	0	45	98	369	537
- 1989	18	23	0	107	229	0	0	0	0	107	229	377
Absorptions - Current Month	3	0	0	11	48	0	0	0	0	11	48	62
- 3 Month Average	11	1	0	17	40	0	0	0	0	17	40	69
- 12 Month Average	7	2	0	8	19	0	0	0	0	8	19	36
MIDLAND CA												
Pending Starts	25	0	0	0	0	0	0	0	0	0	0	25
STARTS - Current Month	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	90	0	0	0	0	0	9	0	0	0	9	99
- Year-To-Date 1989	80	0	0	0	12	0	4	0	0	0	16	96
Under Construction - 1990	195	6	0	103	0	0	9	0	0	103	9	313
- 1989	179	2	0	0	16	0	24	0	0	0	40	221
COMPLETIONS - Current Month	63	2	0	0	0	0	0	0	0	0	0	65
- Year-To-Date 1990	115	12	0	0	0	0	2	0	0	0	2	129
- Year-To-Date 1989	68	0	0	0	0	0	1	0	0	0	1	69
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	220	6	0	103	0	0	9	0	0	103	9	338
- 1989	269	2	0	0	16	0	24	0	0	0	40	311
Absorptions - Current Month	63	2	0	0	0	0	0	0	0	0	0	65
- 3 Month Average	38	6	0	0	0	0	3	0	0	0	3	47
- 12 Month Average	35	4	0	1	0	0	3	0	0	1	3	43
MIDLAND TOWN												
Pending Starts	11	0	0	0	0	0	0	0	0	0	0	11
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	9	0	0	0	9	11
- Year-To-Date 1989	8	0	0	0	0	0	4	0	0	0	4	12
Under Construction - 1990	15	0	0	103	0	0	9	0	0	103	9	127
- 1989	53	2	0	0	0	0	16	0	0	0	16	71
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	29	4	0	0	0	0	2	0	0	0	2	35
- Year-To-Date 1989	23	0	0	0	0	0	0	0	0	0	0	23
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	26	0	0	103	0	0	9	0	0	103	9	138
- 1989	61	2	0	0	0	0	16	0	0	0	16	79
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	14	1	0	0	0	0	2	0	0	0	2	17
- 12 Month Average	11	1	0	0	0	0	2	0	0	0	2	14

ILLIA CA

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
Pending Starts	4	2	0	0	0	0	2	0	0	0	2	8
STARTS - Current Month	3	0	0	0	0	0	6	0	0	0	6	9
- Year-To-Date 1990	74	0	0	21	0	0	10	0	0	21	10	105
- Year-To-Date 1989	71	0	24	13	0	0	19	0	0	37	19	127
Under Construction - 1990	266	0	0	21	0	0	29	0	0	21	29	316
- 1989	139	0	24	13	49	0	26	0	0	37	75	251
COMPLETIONS - Current Month	8	0	0	0	18	0	0	0	0	0	18	26
- Year-To-Date 1990	62	0	0	0	18	0	0	0	0	0	18	80
- Year-To-Date 1989	23	0	0	0	14	0	32	0	0	0	46	69
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	270	2	0	21	0	0	31	0	0	21	31	324
- 1989	205	0	24	13	49	0	26	0	0	37	75	317
Absorptions - Current Month	8	0	0	0	18	0	0	0	0	0	18	26
- 3 Month Average	35	0	0	0	0	0	1	0	0	0	1	36
- 12 Month Average	20	0	2	1	4	0	3	0	0	3	7	30

EST OF SIMCOE COUNTY

Pending Starts	96	2	0	0	0	0	0	0	0	0	0	98
STARTS - Current Month	3	0	0	0	0	0	8	0	0	0	8	11
- Year-To-Date 1990	95	0	0	0	0	0	8	0	0	0	8	103
- Year-To-Date 1989	111	0	0	0	0	0	0	0	0	0	0	111
Under Construction - 1990	181	2	36	0	0	0	8	0	0	36	8	227
- 1989	227	2	0	0	0	0	53	0	0	0	53	282
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	54	0	0	0	0	0	6	0	0	0	6	60
- Year-To-Date 1989	77	0	0	0	0	0	0	0	0	0	0	77
Completed & Unoccupied - 1990	11	0	0	0	0	0	4	0	0	0	4	15
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	288	4	36	0	0	0	12	0	0	36	12	340
- 1989	316	2	0	0	0	0	53	0	0	0	53	371
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	43	1	0	0	0	0	1	0	0	0	1	45
- 12 Month Average	37	0	0	0	0	0	4	0	0	0	4	41

BRADFORD

Pending Starts	4	2	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	22	0	0	0	0	0	0	0	0	0	0	22
Under Construction - 1990	19	0	0	0	0	0	0	0	0	0	0	19
- 1989	57	2	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	9	0	0	0	0	0	6	0	0	0	6	15
- Year-To-Date 1989	25	0	0	0	0	0	0	0	0	0	0	25
Completed & Unoccupied - 1990	8	0	0	0	0	0	4	0	0	0	4	12
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	31	2	0	0	0	0	4	0	0	0	4	37
- 1989	68	2	0	0	0	0	0	0	0	0	0	70
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	6	0	0	0	0	0	1	0	0	0	1	7
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LISTON												
ending Starts	67	0	0	0	0	0	0	0	0	0	0	67
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	8	2	36	0	0	0	0	0	0	36	0	46
- 1989	20	0	0	0	0	0	53	0	0	0	53	73
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	75	2	36	0	0	0	0	0	0	36	0	113
- 1989	22	0	0	0	0	0	53	0	0	0	53	75
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	2	1	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	3	0	0	0	0	0	4	0	0	0	4	7
USKOKA DISTRICT												
ending Starts	99	20	0	27	28	0	17	0	0	27	45	191
STARTS - Current Month	17	0	0	0	0	0	6	0	0	0	6	23
- Year-To-Date 1990	25	0	0	0	0	0	12	0	0	0	12	37
- Year-To-Date 1989	47	0	0	0	57	0	28	0	0	0	85	132
Under Construction - 1990	274	4	47	120	175	0	36	0	0	167	211	656
- 1989	222	6	9	0	173	0	38	0	40	9	251	488
COMPLETIONS - Current Month	78	0	0	0	0	0	0	0	0	0	0	78
- Year-To-Date 1990	169	0	0	0	0	0	6	0	0	0	6	175
- Year-To-Date 1989	78	0	0	0	28	0	0	0	0	0	28	106
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	373	24	47	147	203	0	53	0	0	194	256	847
- 1989	326	18	19	0	173	34	57	0	40	53	270	667
Absorptions - Current Month	78	0	0	0	0	0	0	0	0	0	0	78
- 3 Month Average	51	2	1	5	8	0	2	0	0	6	10	69
- 12 Month Average	36	2	3	2	12	0	5	0	3	5	20	63
RACEBRIDGE												
ending Starts	49	20	0	27	0	0	7	0	0	27	7	103
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	95	2	47	0	12	0	24	0	0	47	36	180
- 1989	83	2	9	0	0	0	10	0	0	9	10	104
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	144	22	47	27	12	0	31	0	0	74	43	283
- 1989	155	14	19	0	0	0	25	0	0	19	25	213
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	2	1	0	0	0	0	0	0	1	0	14
- 12 Month Average	14	2	2	0	0	0	2	0	0	2	2	20

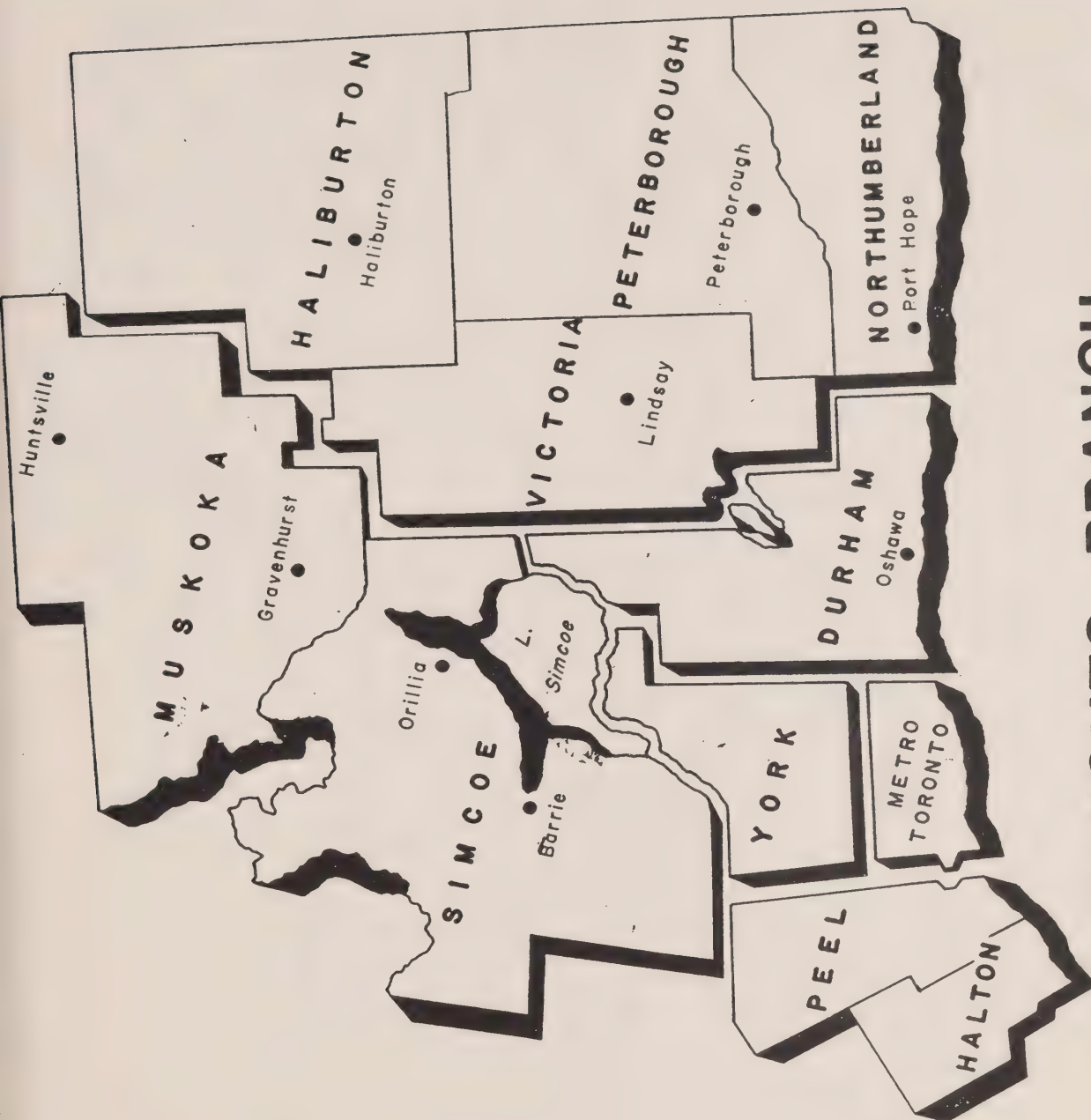
FEBRUARY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
RAVENHURST												
Pending Starts	16	0	0	0	0	0	4	0	0	0	4	20
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	38	2	0	86	0	0	0	0	0	86	0	126
- 1989	29	4	0	0	4	0	0	0	0	0	4	37
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	54	2	0	86	0	0	4	0	0	86	4	146
- 1989	37	4	0	0	4	34	4	0	0	34	8	83
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	7	0	0	5	0	0	0	0	0	5	0	12
- 12 Month Average	5	0	1	2	0	0	0	0	0	3	0	8
MUNTSVILLE												
Pending Starts	34	0	0	0	28	0	6	0	0	0	34	68
STARTS - Current Month	17	0	0	0	0	0	6	0	0	0	6	23
- Year-To-Date 1990	25	0	0	0	0	0	12	0	0	0	12	37
- Year-To-Date 1989	47	0	0	0	57	0	28	0	0	0	85	132
Under Construction - 1990	141	0	0	34	163	0	12	0	0	34	175	350
- 1989	110	0	0	0	169	0	28	0	40	0	237	347
COMPLETIONS - Current Month	78	0	0	0	0	0	0	0	0	0	0	78
- Year-To-Date 1990	169	0	0	0	0	0	6	0	0	0	6	175
- Year-To-Date 1989	78	0	0	0	28	0	0	0	0	0	28	106
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	175	0	0	34	191	0	18	0	0	34	209	418
- 1989	134	0	0	0	169	0	28	0	40	0	237	371
Absorptions - Current Month	78	0	0	0	0	0	0	0	0	0	0	78
- 3 Month Average	33	0	0	0	8	0	2	0	0	0	10	43
- 12 Month Average	17	0	0	0	12	0	3	0	3	0	18	35
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	40	0	0	0	0	0	0	0	0	0	0	40
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Under Construction - 1990	182	0	0	0	71	0	0	0	0	0	71	253
- 1989	148	0	0	18	0	0	0	0	0	18	0	166
COMPLETIONS - Current Month	14	4	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	27	4	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	222	0	0	0	71	0	0	0	0	0	71	293
- 1989	196	0	0	18	0	0	0	0	0	18	0	214
Absorptions - Current Month	14	4	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	43	0	0	0	0	1	0	0	0	1	0	44
- 12 Month Average	33	0	0	1	0	0	0	0	0	1	0	34

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
INDSAY CA												
Pending Starts	26	0	0	0	0	0	0	0	0	0	0	26
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Under Construction - 1990	110	0	0	0	71	0	0	0	0	0	71	181
- 1989	61	0	0	18	0	0	0	0	0	18	0	79
COMPLETIONS - Current Month	14	4	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	27	4	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	136	0	0	0	71	0	0	0	0	0	71	207
- 1989	87	0	0	18	0	0	0	0	0	18	0	105
Absorptions - Current Month	14	4	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	16	0	0	0	0	1	0	0	0	1	0	17
- 12 Month Average	17	0	0	1	0	0	0	0	0	1	0	18
EAST OF VICTORIA/HALIBURTON												
Pending Starts	14	0	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	72	0	0	0	0	0	0	0	0	0	0	72
- 1989	87	0	0	0	0	0	0	0	0	0	0	87
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	86	0	0	0	0	0	0	0	0	0	0	86
- 1989	109	0	0	0	0	0	0	0	0	0	0	109
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	29	0	0	0	30	0	3	0	0	0	33	62
STARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	79	0	0	0	0	0	0	0	0	0	0	79
- Year-To-Date 1989	82	0	0	0	0	0	0	0	0	0	0	82
Under Construction - 1990	276	4	0	0	61	0	0	0	0	0	61	341
- 1989	324	2	24	72	73	0	30	53	0	149	103	578
COMPLETIONS - Current Month	49	4	0	39	0	0	16	0	0	39	16	108
- Year-To-Date 1990	122	4	0	72	12	0	60	0	0	72	72	270
- Year-To-Date 1989	121	4	0	0	42	0	7	73	0	73	49	247
Completed & Unoccupied - 1990	27	3	0	17	3	0	29	0	0	17	32	79
- 1989	10	0	0	0	12	0	0	0	0	0	12	22
Total Supply - 1990	332	7	0	17	94	0	32	0	0	17	126	482
- 1989	378	2	24	72	85	0	133	53	0	149	218	747
Absorptions - Current Month	46	1	0	24	2	0	3	0	0	24	5	76
- 3 Month Average	86	2	0	10	2	0	11	0	0	10	13	111
- 12 Month Average	72	3	2	3	5	0	6	4	0	9	11	95

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETERBOROUGH												
ending Starts	20	0	0	0	30	0	3	0	0	0	33	53
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1989	53	0	0	0	0	0	0	0	0	0	0	53
nder Construction - 1990	174	4	0	0	61	0	0	0	0	0	61	239
- 1989	214	2	24	72	73	0	30	53	0	149	103	468
OMPLETIONS - Current Month	37	4	0	39	0	0	16	0	0	39	16	96
- Year-To-Date 1990	66	4	0	72	12	0	60	0	0	72	72	214
- Year-To-Date 1989	69	4	0	0	42	0	7	73	0	73	49	195
ompleted & Unoccupied - 1990	22	3	0	17	3	0	29	0	0	17	32	74
- 1989	9	0	0	0	12	0	0	0	0	0	12	21
otal Supply - 1990	216	7	0	17	94	0	32	0	0	17	126	366
- 1989	251	2	24	72	85	0	133	53	0	149	218	620
bsorptions - Current Month	34	1	0	24	2	0	3	0	0	24	5	64
- 3 Month Average	44	2	0	10	2	0	11	0	0	10	13	69
- 12 Month Average	45	3	2	3	5	0	6	4	0	9	11	68
ORTHUMBERLAND COUNTY												
ending Starts	126	0	0	0	0	0	0	0	0	0	0	126
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	14	0	0	0	0	0	0	0	20	0	20	34
- Year-To-Date 1989	19	0	0	0	60	0	0	0	0	0	60	79
nder Construction - 1990	281	0	0	0	20	0	0	24	20	24	40	345
- 1989	160	2	0	0	77	0	23	0	0	0	100	262
OMPLETIONS - Current Month	51	0	0	0	10	0	50	0	0	0	60	111
- Year-To-Date 1990	130	0	0	0	10	0	50	0	0	0	60	190
- Year-To-Date 1989	36	0	0	0	0	0	0	0	0	0	0	36
ompleted & Unoccupied - 1990	6	0	0	0	0	0	0	0	0	0	0	6
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1990	413	0	0	0	20	0	0	24	20	24	40	477
- 1989	200	2	0	0	77	0	54	9	0	9	131	342
bsorptions - Current Month	49	0	0	0	10	0	50	0	0	0	60	109
- 3 Month Average	112	0	0	0	0	0	0	0	0	0	0	112
- 12 Month Average	61	0	0	0	1	0	5	0	0	0	6	67
COBOURG CA												
ending Starts	94	0	0	0	0	0	0	0	0	0	0	94
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	5	0	0	0	0	0	0	0	20	0	20	25
- Year-To-Date 1989	5	0	0	0	60	0	0	0	0	0	60	65
nder Construction - 1990	93	0	0	0	20	0	0	24	20	24	40	157
- 1989	29	0	0	0	77	0	0	0	0	0	77	106
OMPLETIONS - Current Month	23	0	0	0	10	0	50	0	0	0	60	83
- Year-To-Date 1990	52	0	0	0	10	0	50	0	0	0	60	112
- Year-To-Date 1989	10	0	0	0	0	0	0	0	0	0	0	10
Completed & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1990	187	0	0	0	20	0	0	24	20	24	40	251
- 1989	30	0	0	0	77	0	40	0	0	0	117	147
Absorptions - Current Month	23	0	0	0	10	0	50	0	0	0	60	83
- 3 Month Average	34	0	0	0	0	0	0	0	0	0	0	34
- 12 Month Average	15	0	0	0	1	0	3	0	0	0	4	19

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON TOWNSHIP												
ending Starts	2	0	0	0	0	0	0	0	0	0	0	2
ARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	3	0	0	0	0	0	0	0	0	0	0	3
der Construction - 1990	30	0	0	0	0	0	0	0	0	0	0	30
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
MPLEITIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
ompleted & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
tal Supply - 1990	32	0	0	0	0	0	0	0	0	0	0	32
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
sorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
RT HOPE												
ending Starts	2	0	0	0	0	0	0	0	0	0	0	2
ARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	2	0	0	0	0	0	0	0	0	0	0	2
der Construction - 1990	25	0	0	0	0	0	0	0	0	0	0	25
- 1989	17	0	0	0	0	0	14	0	0	0	14	31
MPLEITIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
ompleted & Unoccupied - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
tal Supply - 1990	27	0	0	0	0	0	0	0	0	0	0	27
- 1989	32	0	0	0	0	0	14	0	0	0	14	46
sorptions - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	30	0	0	0	0	0	0	0	0	0	0	30
- 12 Month Average	13	0	0	0	0	0	1	0	0	0	1	14

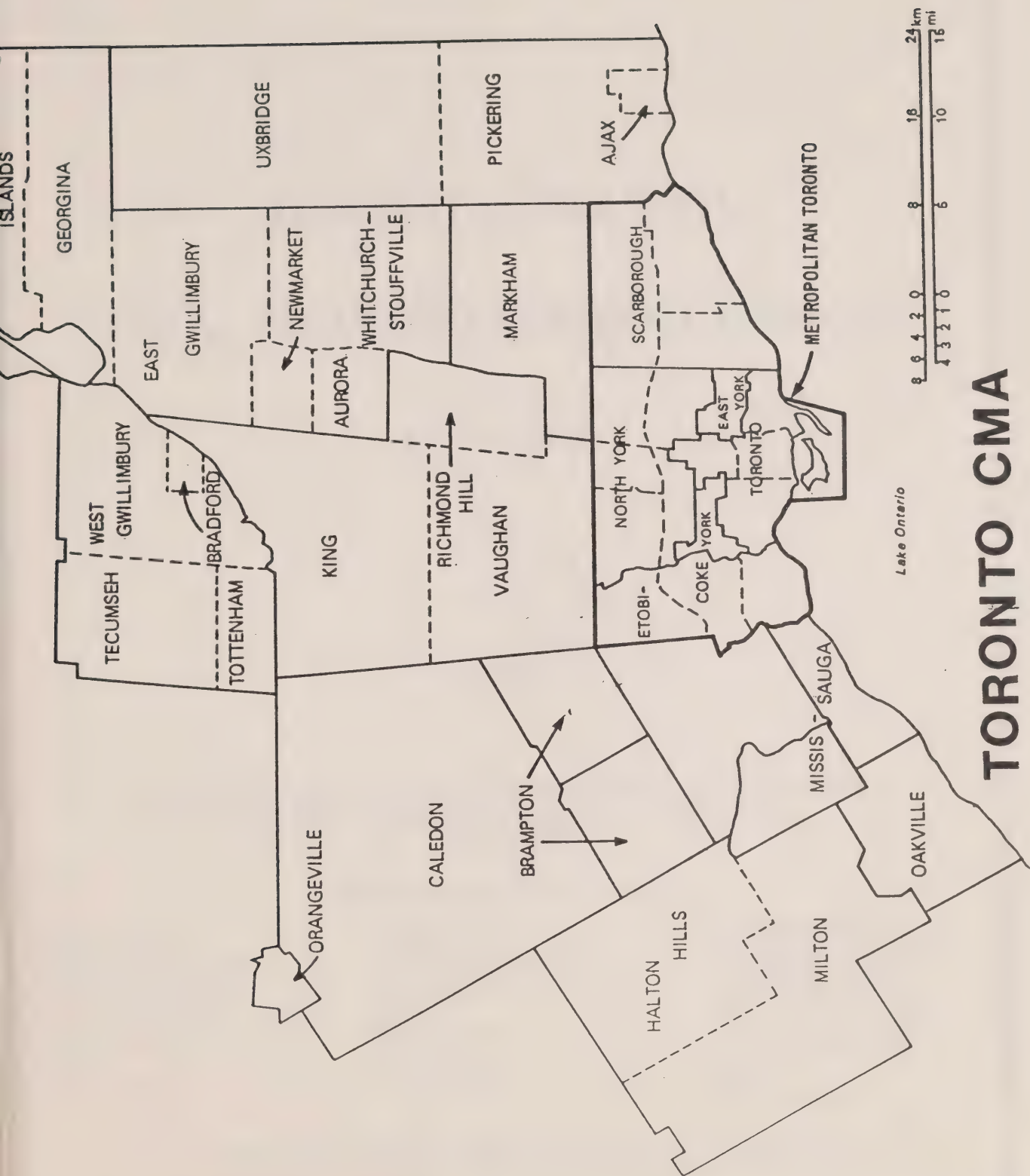
MAPS



TORONTO BRANCH



GREATER TORONTO AREA



TORONTO CMA

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

March 1990



CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillon, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

HIGHLIGHTS – MARCH 1990

- Interest rates defy forecasters as the prime rate rises to 13.77% in mid April
- Housing starts numbered 3,124 in the Toronto Branch territory, down 31% from March 1989
- Average MLS prices continue to wobble between \$260,000 and \$275,000.
- New home activity has another lean month of only 579 sales

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

March 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	7
MLS RESALE ACTIVITY	8
RECENT CMHC PUBLICATIONS	10
OTHER CMHC NEWS	10
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	11
- Definitions	12
- Starts Summary Tables	14
- Detailed Summary Tables	18
- Maps:	
- CMHC Toronto Branch	42
- Greater Toronto Area (GTA)	43
- Toronto Census Metropolitan Area (CMA)	44

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

ECONOMIC INDICATORS

As of April 19th, the Bank Rate has risen to 13.77 percent, defying forecasters and causing havoc within the housing industry. One year conventional mortgage rates have increased from 13.00 percent at the end of March to 13.50 percent by mid-April. In addition, the Canadian dollar has been gaining considerable strength and has been over 85¢ U.S. for the past month.

Rising interest rates are beginning to have an effect on those who are renewing mortgages as well as

those who are approaching closing dates on new single family and multiple units. The Toronto Star recently reported that a number of investors have been "walking away" from new home deposits. The reasons for this have been because of difficulties in selling their existing home, higher interest rates, and the recent flattening of residential real estate prices.

Speculator activity in the market coupled with preselling practices have caused a number of investors to back out of deals they cannot afford in today's economic conditions.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI All Items Toronto 1981=100	NHPI Toronto 1981=100	EMPLOYMENT		UNEMPLOYMENT	
	Bank Rate	Mtge. Rate 3 Yr. Inst.	Exch. Rate (\$Cdn/\$US) month end			('000s)		RATE (%)	
						Toronto	Oshawa	Toronto	Oshawa
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,933	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7		1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	—	—	1,925	101	4.7	6.4
April 19	13.77								

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts in March for the Toronto Branch territory totalled 3,124 units, down 31.2% from March 1989, and up from last month. Multiple unit starts were quite strong in comparison to last month and last year. Large projects, mainly condominium apartments, were started in Etobicoke, Scarborough, Markham, Oshawa, Richmond Hill and Barrie. Leaders in multiple unit starts in the past few years such as the Cities of Toronto, Mississauga, and Brampton showed little or no activity in March 1990.

HOUSING STARTS - CMHC TORONTO BRANCH							
MONTH	SINGLES		MULTIPLES		TOTAL		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187		1,841		4,028		
May	2,850		1,907		4,757		
June	2,727		1,832		4,559		
July	2,291		1,712		4,003		
August	2,540		989		3,529		
September	2,216		572		2,788		
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
TOTAL							
Year to Date	25,137	2,923	22,098	5,383	47,235	8,306	-34.7%

Source: CMHC

Of the major centres within the Toronto Branch territory, starts are down in the Toronto CMA and the Peterborough CA and up in the Oshawa CMA and the Barrie CA compared to March 1989. Starts are down 51 percent in Toronto, while Oshawa and Barrie showed healthy starts in March due to a few large multiple unit projects. With good construction weather coming, April and May starts should be stronger.

HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH March 1989 - 1990

	March 1989		March 1990		Percent Change	
	Month	Year	Month	Year	Singles	Multiples
Toronto CMA	1,902	2,218	502	1,504	-73.6%	-32.2%
Oshawa CMA	85	0	90	257	5.9%	---
Barrie CA	40	45	143	459	257.5%	920.0%
Peterborough CA	6	0	2	0	-66.7%	---

Source: CMHC

Nationally, housing starts continue to be very strong at 224,000 units (SAAR) for the past two months. Multiple unit starts in urban areas have almost reached 100,000 units (SAAR) attributed mainly to Western Canada. It is unlikely that starts at a national scale will dip below 200,000 for the year.

HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH		URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
		Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989	January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
	February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
	March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
	April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
	May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
	June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
	July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
	August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
	September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
	October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
	November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
	December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990	January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	20,000	218,000
	February	111,000	-5.1%	93,000	14.8%	203,000	2.5%	20,000	223,000
	March	106,000	-4.5%	98,000	5.4%	204,000	0.5%	20,000	224,000

SOURCE: CMHC

NEW HOME SALES

Total new home sales as reported by Brethour Research were down almost 30% from 821 units in February 1990 to 579 in March 1990. New home sales have almost hit the record low levels attained in August and December of 1989.

Condominium sales are particularly slow with only

153 deals recorded in March 1990 compared to the peak of 1661 sold in October 1988. Slow condominium sales in the past few months have been in response to the current and impending glut which should last well into 1991. In the past couple of months, a number of projects at the preselling stage have folded or have been put on hold as a result of the very few sales recorded. These have been mainly large projects geared to higher-end purchasers.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510			448			958		
May	520			440			960		
June	475			462			937		
July	265			367			632		
August	294			226			520		
September	557			370			927		
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL									
January - December	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for March 1990 was \$263,681, a 3% decrease from last month and a 5% decrease from March 1989. The sales to listings ratio is the lowest it has been for some time as it reached the single digit level in March (9%). Essentially, the number of active listings in the Toronto market is comparable to the total stock of homes which currently exists in the City of Kitchener.

The median price fell marginally for the fourth month in a row to \$229,000, signifying that reasonably-priced product is still attractive to those making home purchases.

Historically, February and March tend to be peak times of the year for resale activity. In 1990, this trend is not occurring due to higher interest rates, uncertainty about the economy, and an oversupply of some types of product, particularly condominiums.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number of Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000					
May	2,593	21,026	12%	\$271,309	\$231,500					
June	2,795	20,668	14%	\$271,649	\$230,000					
July	2,535	15,769	16%	\$267,007	\$230,000					
August	3,270	18,022	18%	\$274,582	\$230,000					
September	3,307	21,813	15%	\$277,186	\$235,000					
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL										
Jan-Dec	38,960			\$273,698						

N.B., 1) Listings include new listings plus reruns.

SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported the same number of sales in March 1990 as it did in February 1990 but 38% less than in March 1989. Average MLS prices continue to slide and are actually 15% less than they were at this time in 1989.

-MONTH-	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292				
May	380	2,255	17%	\$191,290				
June	326	2,385	14%	\$183,705				
July	336	2,409	14%	\$176,829				
August	456	2,485	18%	\$183,464				
September	446	2,581	17%	\$183,524				
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL								
Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

REAL ESTATE BOARD	FEBRUARY 1989			FEBRUARY 1990			PERCENT CHANGE 1989-1990	
	Number of Sales	New Listings	Average Price	Number of Sales	New Listings	Average Price	Number of Sales	Average Price
Barrie & District	217	402	161,205	164	636	172,001	-24.4%	6.7%
Brampton	690	1140	217,667	444	1381	215,278	-35.7%	-2.0%
Cobourg-Port Hope	45	94	137,368	46	174	135,960	-2.2%	-1.0%
Collingwood & District	93	180	157,691	71	273	177,106	-23.7%	12.3%
Haliburton District	11	40	83,445	13	81	106,046	18.2%	27.1%
Lindsay & District	79	208	137,328	53	266	146,919	-32.9%	7.0%
Midland & Penetanguishene	53	113	107,316	37	237	151,438	-30.2%	41.1%
Mississauga	850	—	237,613	419	772	238,111	-50.7%	0.2%
Muskoka	40	115	111,372	61	374	98,744	52.5%	-11.3%
Oakville-Milton	331	465	257,009	203	620	229,273	-38.7%	-10.8%
Orangeville & District	86	166	200,272	63	251	168,486	-26.7%	-15.9%
Orillia & District	78	213	119,989	51	181	133,982	-34.6%	11.7%
Oshawa & District	720	894	190,538	353	1336	178,720	-51.0%	-6.2%
Peterborough	179	340	133,499	112	521	144,874	-37.4%	8.5%
Toronto	5170	15652	274,892	2771	10249	271,861	-46.4%	-1.1%
York Region	506	812	249,962	317	1215	224,528	-37.4%	-10.2%

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

RECENT CMHC PUBLICATIONS

CMHC's Toronto Branch has released its Spring Real Estate Forecast and Builders' Forecast for the Toronto and Oshawa Census Metropolitan Areas. Please call Bev Doucette at 781-2451, Ext. 252 if you are not currently on our mailing list for these reports. Forecasts for other Census Metropolitan Areas across Canada are available upon request from the appropriate local CMHC Office.

OTHER CMHC NEWS

On April 3rd, the Honourable Alan Redway, Minister of State (Housing), announced a new assisted housing project and commercial/office building will replace Canada Mortgage and Housing Corporation's Toronto Branch Office at 650 Lawrence Avenue West. The proposal call for the redevelopment of the site was issued nationwide on April 7th. The Minister said "it is important that CMHC show leadership in providing solutions to the housing crisis in the Metropolitan Toronto area by making its own land available for redevelopment". The federal government has also recently released larger parcels in Downsview and Vaughan.

The CMHC Toronto Office congratulates Siobhan Duffy-Futterer (one of our Rental Market Survey enumerators in Mississauga) who gave birth to a son, Brigham Quincy Futterer, during her enumeration of the April 1990 survey.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Caven, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen (i.e., "-") is inserted in the following tables in cases where data is not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a. Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b. Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c. Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS – refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS – refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION – refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS – Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED – refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY – refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS – refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

-----MARCH HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	2,204	844	-61.7%	2,334	2,280	-2.3%	4,538	3,124	-31.2%
GREATER TORONTO AREA	2,033	623	-69.4%	2,270	1,767	-22.2%	4,303	2,390	-44.5%
TORONTO CMA:	1,902	502	-73.6%	2,218	1,504	-32.2%	4,120	2,006	-51.3%
METRO TORONTO:	105	39	-62.9%	1,388	1,055	-24.0%	1,493	1,094	-26.7%
Toronto City	9	2	-77.8%	283	6	-97.9%	292	8	-97.3%
East York	0	4	N/A	0	0	N/A	0	4	N/A
Etobicoke	4	3	-25.0%	0	510	N/A	4	513	12725.0%
North York	54	15	-72.2%	281	0	-100.0%	335	15	-95.5%
Scarborough	25	11	-56.0%	824	539	-34.6%	849	550	-35.2%
York City	13	4	-69.2%	0	0	N/A	13	4	-69.2%
YORK REGION:	997	188	-81.1%	298	214	-28.2%	1,295	402	-69.0%
Aurora	13	3	-76.9%	0	0	N/A	13	3	-76.9%
East Gwillimbury	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	320	25	-92.2%	30	0	-100.0%	350	25	-92.9%
King	9	2	-77.8%	0	0	N/A	9	2	-77.8%
Markham	326	61	-81.3%	268	0	-100.0%	594	61	-89.7%
Newmarket	20	70	250.0%	0	0	N/A	20	70	250.0%
Richmond Hill	110	0	-100.0%	0	214	N/A	110	214	94.5%
Vaughan	168	22	-86.9%	0	0	N/A	168	22	-86.9%
Whitchurch-Stouff.	25	2	-92.0%	0	0	N/A	25	2	-92.0%
PEEL REGION:	452	221	-51.1%	485	31	-93.6%	937	252	-73.1%
Brampton	245	105	-57.1%	247	31	-87.4%	492	136	-72.4%
Caledon	32	4	-87.5%	0	0	N/A	32	4	-87.5%
Mississauga	175	112	-36.0%	238	0	-100.0%	413	112	-72.9%
HALTON REGION:	246	35	-85.8%	52	80	53.8%	298	115	-61.4%
Burlington **	37	23	-37.8%	52	4	-92.3%	89	27	-69.7%
Halton Hills	0	0	N/A	0	0	N/A	0	0	N/A
Milton	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Oakville	207	11	-94.7%	0	76	N/A	207	87	-58.0%
REST OF TORONTO CMA:	139	42	-69.8%	47	128	172.3%	186	170	-8.6%
Ajax	95	1	-98.9%	0	128	N/A	95	129	35.8%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	0	0	N/A	0	0	N/A	0	0	N/A
Orangeville	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Pickering	43	39	-9.3%	0	0	N/A	43	39	-9.3%
Tecumseth	0	2	N/A	0	0	N/A	0	2	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	0	0	N/A	47	0	-100.0%	47	0	-100.0%
West Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Mono Township **	0	3	N/A	0	0	N/A	0	3	N/A
DURHAM REGION:	233	140	-39.9%	47	387	723.4%	280	527	88.2%
OSHAWA CMA:	85	90	5.9%	0	257	N/A	85	347	308.2%
Oshawa City	20	2	-90.0%	0	116	N/A	20	118	490.0%
Newcastle	29	66	127.6%	0	0	N/A	29	66	127.6%
Whitby	36	22	-38.9%	0	141	N/A	36	163	352.8%
REST OF DURHAM:	148	50	-66.2%	47	130	176.6%	195	180	-7.7%
Ajax	95	1	-98.9%	0	128	N/A	95	129	35.8%
Brock	1	3	200.0%	0	0	N/A	1	3	200.0%
Pickering	43	39	-9.3%	0	0	N/A	43	39	-9.3%
Scugog	9	7	-22.2%	0	2	N/A	9	9	.0%
Uxbridge	0	0	N/A	47	0	-100.0%	47	0	-100.0%
SIMCOE COUNTY:	46	151	228.3%	45	459	920.0%	91	610	570.3%
BARRIE CA:	40	143	257.5%	45	459	920.0%	85	602	608.2%
Barrie City	24	133	454.2%	45	459	920.0%	69	592	758.0%
Innisfil	14	7	-50.0%	0	0	N/A	14	7	-50.0%
Vespra	2	3	50.0%	0	0	N/A	2	3	50.0%
COLLINGWOOD CA:	2	2	.0%	0	0	N/A	2	2	.0%

** not part of the Toronto CMA

-----MARCH HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	2	2	.0%	0	0	N/A	2	2	.0%
Midland Town	0	0	N/A	0	0	N/A	0	0	N/A
Penetanguishene	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	0	2	N/A	0	0	N/A	0	2	N/A
Tiny Township	0	0	N/A	0	0	N/A	0	0	N/A
Victoria Harbour	0	0	N/A	0	0	N/A	0	0	N/A
ORILLIA CA:	0	0	N/A	0	0	N/A	0	0	N/A
Orillia City	0	0	N/A	0	0	N/A	0	0	N/A
Orillia Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF SIMCOE COUNTY:	2	4	100.0%	0	0	N/A	2	4	100.0%
Adjala	2	2	.0%	0	0	N/A	2	2	.0%
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	2	N/A	0	0	N/A	0	2	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	0	0	N/A	0	0	N/A	0	0	N/A
MUSKOKA DISTRICT:	61	39	-36.1%	71	58	-18.3%	132	97	-26.5%
Bracebridge	50	22	-56.0%	37	48	29.7%	87	70	-19.5%
Gravenhurst	5	7	40.0%	34	6	-82.4%	39	13	-66.7%
Huntsville	6	10	66.7%	0	4	N/A	6	14	133.3%
VICTORIA/HALIBURTON:	27	23	-14.8%	0	0	N/A	27	23	-14.8%
LINDSAY CA:	15	17	13.3%	0	0	N/A	15	17	13.3%
Lindsay Town	15	15	.0%	0	0	N/A	15	15	.0%
Ops Township	0	2	N/A	0	0	N/A	0	2	N/A
REST OF VICTORIA/HALIBURTON:	12	6	-50.0%	0	0	N/A	12	6	-50.0%
Fenelon Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	45	6	-86.7%	0	0	N/A	45	6	-86.7%
PETERBOROUGH CA:	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Peterborough City	0	1	N/A	0	0	N/A	0	1	N/A
Dummer Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Duoro Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Ennismore Township	1	1	.0%	0	0	N/A	1	1	.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	39	4	-89.7%	0	0	N/A	39	4	-89.7%
NORTHUMBERLAND COUNTY:	29	25	-13.8%	0	0	N/A	29	25	-13.8%
COBOURG CA:	0	6	N/A	0	0	N/A	0	6	N/A
Cobourg	0	6	N/A	0	0	N/A	0	6	N/A
REST OF NORTHUMBERLAND:	29	19	-34.5%	0	0	N/A	29	19	-34.5%
Port Hope	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Murray Township	0	7	N/A	0	0	N/A	0	7	N/A
Brighton Township	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Hope Township	2	5	150.0%	0	0	N/A	2	5	150.0%
Percy Township	16	2	-87.5%	0	0	N/A	16	2	-87.5%
Hamilton Township	3	3	.0%	0	0	N/A	3	3	.0%

-----JANUARY-MARCH HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	5,655	2,923	-48.3%	7,065	5,383	-23.8%	12,720	8,306	-34.7%
GREATER TORONTO AREA	4,830	2,162	-55.2%	6,424	4,654	-27.6%	11,254	6,816	-39.4%
TORONTO CMA:	4,340	1,718	-60.4%	6,248	4,255	-31.9%	10,588	5,973	-43.6%
METRO TORONTO:	386	170	-56.0%	3,154	2,161	-31.5%	3,540	2,331	-34.2%
Toronto City	22	19	-13.6%	394	344	-12.7%	416	363	-12.7%
East York	5	12	140.0%	0	44	N/A	5	56	1020.0%
Etobicoke	12	10	-16.7%	322	629	95.3%	334	639	91.3%
North York	135	60	-55.6%	321	294	-8.4%	456	354	-22.4%
Scarborough	163	63	-61.3%	1,910	842	-55.9%	2,073	905	-56.3%
York City	49	6	-87.8%	207	8	-96.1%	256	14	-94.5%
YORK REGION:	2,082	830	-60.1%	753	793	5.3%	2,835	1,623	-42.8%
Aurora	155	28	-81.9%	3	0	-100.0%	158	28	-82.3%
East Gwillimbury	13	6	-53.8%	0	0	N/A	13	6	-53.8%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	320	84	-73.8%	30	36	20.0%	350	120	-65.7%
King	50	14	-72.0%	0	0	N/A	50	14	-72.0%
Markham	585	217	-62.9%	311	341	9.6%	896	558	-37.7%
Newmarket	136	329	141.9%	0	0	N/A	136	329	141.9%
Richmond Hill	395	43	-89.1%	409	214	-47.7%	804	257	-68.0%
Vaughan	352	104	-70.5%	0	202	N/A	352	306	-13.1%
Whitchurch-Stouff.	76	5	-93.4%	0	0	N/A	76	5	-93.4%
PEEL REGION:	939	466	-50.4%	2,137	758	-64.5%	3,076	1,224	-60.2%
Brampton	519	268	-48.4%	393	408	3.8%	912	676	-25.9%
Caledon	49	30	-38.8%	0	0	N/A	49	30	-38.8%
Mississauga	371	168	-54.7%	1,744	350	-79.9%	2,115	518	-75.5%
HALTON REGION:	582	202	-65.3%	216	417	93.1%	798	619	-22.4%
Burlington **	126	147	16.7%	110	73	-33.6%	236	220	-6.8%
Halton Hills	40	7	-82.5%	0	0	N/A	40	7	-82.5%
Milton	11	6	-45.5%	0	0	N/A	11	6	-45.5%
Oakville	405	42	-89.6%	106	344	224.5%	511	386	-24.5%
REST OF TORONTO CMA:	477	197	-58.7%	98	199	103.1%	575	396	-31.1%
Ajax	219	9	-95.9%	51	183	258.8%	270	192	-28.9%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	22	3	-86.4%	0	0	N/A	22	3	-86.4%
Orangeville	12	3	-75.0%	0	6	N/A	12	9	-25.0%
Pickering	112	86	-23.2%	0	2	N/A	112	88	-21.4%
Tecumseth	55	57	3.6%	0	0	N/A	55	57	3.6%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	23	2	-91.3%	47	0	-100.0%	70	2	-97.1%
West Gwillimbury	11	36	227.3%	0	0	N/A	11	36	227.3%
Mono Township **	0	3	N/A	0	0	N/A	0	3	N/A
DURHAM REGION:	841	494	-41.3%	164	525	220.1%	1,005	1,019	1.4%
OSHAWA CMA:	471	384	-18.5%	66	338	412.1%	537	722	34.5%
Oshawa City	117	17	-85.5%	66	186	181.8%	183	203	10.9%
Newcastle	226	218	-3.5%	0	8	N/A	226	226	.0%
Whitby	128	149	16.4%	0	144	N/A	128	293	128.9%
REST OF DURHAM:	370	110	-70.3%	98	187	90.8%	468	297	-36.5%
Ajax	219	9	-95.9%	51	183	258.8%	270	192	-28.9%
Brock	7	6	-14.3%	0	0	N/A	7	6	-14.3%
Pickering	112	86	-23.2%	0	2	N/A	112	88	-21.4%
Scugog	9	7	-22.2%	0	2	N/A	9	9	.0%
Uxbridge	23	2	-91.3%	47	0	-100.0%	70	2	-97.1%
SIMCOE COUNTY:	625	686	9.8%	535	712	33.1%	1,160	1,398	20.5%
BARRIE CA:	352	403	14.5%	231	487	110.8%	583	890	52.7%
Barrie City	121	352	190.9%	231	487	110.8%	352	839	138.4%
Innisfil	203	33	-83.7%	0	0	N/A	203	33	-83.7%
Vespra	28	18	-35.7%	0	0	N/A	28	18	-35.7%
COLLINGWOOD CA:	7	18	157.1%	232	177	-23.7%	239	195	-18.4%

** not part of the Toronto CMA

-----JANUARY-MARCH HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	82	92	12.2%	16	9	-43.8%	98	101	3.1%
Midland Town	8	2	-75.0%	4	9	125.0%	12	11	-8.3%
Penetanguishene	35	5	-85.7%	12	0	-100.0%	47	5	-89.4%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	1	N/A	0	0	N/A	0	1	N/A
Tay Township	11	6	-45.5%	0	0	N/A	11	6	-45.5%
Tiny Township	27	74	174.1%	0	0	N/A	27	74	174.1%
Victoria Harbour	1	4	300.0%	0	0	N/A	1	4	300.0%
ORILLIA CA:	71	74	4.2%	56	31	-44.6%	127	105	-17.3%
Orillia City	18	12	-33.3%	56	31	-44.6%	74	43	-41.9%
Orillia Township	53	62	17.0%	0	0	N/A	53	62	17.0%
REST OF SIMCOE COUNTY:	113	99	-12.4%	0	8	N/A	113	107	-5.3%
Adjala	2	2	.0%	0	0	N/A	2	2	.0%
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	55	57	3.6%	0	0	N/A	55	57	3.6%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	11	36	227.3%	0	0	N/A	11	36	227.3%
Bradford	22	3	-86.4%	0	0	N/A	22	3	-86.4%
MUSKOKA COUNTY:	108	64	-40.7%	156	70	-55.1%	264	134	-49.2%
Bracebridge	50	22	-56.0%	37	48	29.7%	87	70	-19.5%
Gravenhurst	5	7	40.0%	34	6	-82.4%	39	13	-66.7%
Huntsville	53	35	-34.0%	85	16	-81.2%	138	51	-63.0%
VICTORIA/HALIBURTON:	43	34	-20.9%	0	0	N/A	43	34	-20.9%
LINDSAY CA:	31	28	-9.7%	0	0	N/A	31	28	-9.7%
Lindsay Town	31	26	-16.1%	0	0	N/A	31	26	-16.1%
Ops Township	0	2	N/A	0	0	N/A	0	2	N/A
REST OF VICTORIA/HALIBURTON:	12	6	-50.0%	0	0	N/A	12	6	-50.0%
Fenelon Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	127	85	-33.1%	0	0	N/A	127	85	-33.1%
PETERBOROUGH CA:	88	81	-8.0%	0	0	N/A	88	81	-8.0%
Peterborough City	53	62	17.0%	0	0	N/A	53	62	17.0%
Dummer Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Duoro Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Ennismore Township	4	12	200.0%	0	0	N/A	4	12	200.0%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	2	2	.0%	0	0	N/A	2	2	.0%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Smith Township	18	5	-72.2%	0	0	N/A	18	5	-72.2%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	39	4	-89.7%	0	0	N/A	39	4	-89.7%
NORTHUMBERLAND COUNTY:	48	39	-18.8%	60	20	-66.7%	108	59	-45.4%
COBOURG CA:	5	11	120.0%	60	20	-66.7%	65	31	-52.3%
Cobourg	5	11	120.0%	60	20	-66.7%	65	31	-52.3%
REST OF NORTHUMBERLAND:	43	28	-34.9%	0	0	N/A	43	28	-34.9%
Port Hope	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Murray Township	9	12	33.3%	0	0	N/A	9	12	33.3%
Brighton Township	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Hope Township	2	5	150.0%	0	0	N/A	2	5	150.0%
Percy Township	16	2	-87.5%	0	0	N/A	16	2	-87.5%
Hamilton Township	6	5	-16.7%	0	0	N/A	6	5	-16.7%

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,962	175	232	234	2,787	7	534	237	1,318	710	4,639	9,486
STARTS - Current Month	844	18	40	69	1,450	6	380	0	317	115	2,147	3,124
- Year-To-Date 1990	2,923	48	105	113	3,286	261	671	8	891	487	4,848	8,306
- Year-To-Date 1989	5,655	56	244	434	5,183	167	189	18	774	863	6,146	12,720
Under Construction - 1990	12,702	161	457	653	17,882	261	2,956	305	2,938	1,676	23,776	38,315
- 1989	14,732	177	766	854	19,209	206	3,107	198	3,445	2,024	25,761	42,694
COMPLETIONS - Current Month	2,075	42	62	52	1,237	0	467	121	280	235	1,984	4,336
- Year-To-Date 1990	5,532	104	111	232	3,204	6	871	153	1,064	502	5,139	11,277
- Year-To-Date 1989	6,446	152	308	484	5,053	23	894	162	932	977	6,879	14,454
Completed & Not Absorbed - 1990	784	40	164	117	773	0	873	0	0	281	1,646	2,751
- 1989	159	6	240	160	1,245	0	319	0	0	400	1,564	2,129
Total Supply - 1990	17,448	376	853	1,004	21,442	268	4,363	542	4,256	2,667	30,061	50,552
- 1989	19,363	347	1,014	1,087	22,435	375	4,200	651	5,350	3,127	31,985	54,822
Absorptions - Current Month	1,960	40	116	99	1,037	1	243	121	280	337	1,560	3,897
- 3 Month Average	1,947	22	82	120	912	2	334	87	342	291	1,588	3,848
- 12 Month Average	2,040	55	115	110	1,092	0	286	47	241	272	1,619	3,986
GREATER TORONTO AREA												
Pending Starts	3,276	165	226	234	2,653	7	522	237	1,318	704	4,493	8,638
STARTS - Current Month	623	4	31	0	1,394	6	332	0	0	37	1,726	2,390
- Year-To-Date 1990	2,162	22	114	74	3,122	221	584	8	509	417	4,215	6,816
- Year-To-Date 1989	4,830	52	210	340	4,809	167	54	18	774	735	5,637	11,254
Under Construction - 1990	10,390	110	387	365	17,134	221	2,816	281	2,556	1,254	22,506	34,260
- 1989	13,080	146	717	755	18,982	206	2,688	145	3,305	1,823	24,975	40,024
COMPLETIONS - Current Month	1,629	34	50	122	1,193	0	464	121	280	293	1,937	3,893
- Year-To-Date 1990	4,285	66	102	256	2,866	0	795	153	1,064	511	4,725	9,587
- Year-To-Date 1989	5,350	122	330	443	4,966	15	746	89	904	877	6,616	12,965
Completed & Not Absorbed - 1990	668	30	163	134	769	0	641	0	0	297	1,410	2,405
- 1989	179	5	249	192	1,126	0	290	0	0	441	1,416	2,041
Total Supply - 1990	14,334	305	776	733	20,556	228	3,979	518	3,874	2,255	28,409	45,303
- 1989	16,747	314	974	1,020	22,089	375	3,547	598	5,183	2,967	30,819	50,847
Absorptions - Current Month	1,512	31	104	161	999	0	231	121	280	386	1,510	3,439
- 3 Month Average	1,423	11	82	122	811	0	292	106	333	310	1,436	3,180
- 12 Month Average	1,615	45	112	109	1,048	0	243	48	222	269	1,513	3,442
TORONTO CMA												
Pending Starts	2,723	127	226	234	2,653	7	499	237	1,318	704	4,470	8,024
STARTS - Current Month	502	0	31	0	1,253	6	214	0	0	37	1,467	2,006
- Year-To-Date 1990	1,718	10	96	23	2,964	221	462	8	471	348	3,897	5,973
- Year-To-Date 1989	4,340	36	210	290	4,757	167	36	18	734	685	5,527	10,588
Under Construction - 1990	8,815	90	365	279	16,429	221	2,678	271	2,319	1,136	21,426	31,467
- 1989	11,280	94	610	589	18,633	206	2,461	85	3,164	1,490	24,258	37,122
COMPLETIONS - Current Month	1,090	12	21	52	1,190	0	460	61	260	134	1,910	3,146
- Year-To-Date 1990	3,234	42	70	145	2,863	0	768	93	1,044	308	4,675	8,259
- Year-To-Date 1989	4,774	96	286	358	4,728	15	692	89	904	748	6,324	11,942
Completed & Not Absorbed - 1990	602	22	145	96	756	0	620	0	0	241	1,376	2,241
- 1989	135	5	177	155	1,095	0	280	0	0	332	1,375	1,847
Total Supply - 1990	12,140	239	736	609	19,838	228	3,797	508	3,637	2,081	27,272	41,732
- 1989	14,056	161	795	817	21,709	375	3,228	528	4,802	2,515	29,739	46,471
Absorptions - Current Month	1,010	9	90	81	994	0	229	61	260	232	1,483	2,734
- 3 Month Average	1,148	8	81	63	811	0	301	87	333	231	1,445	2,832
- 12 Month Average	1,368	42	95	76	1,022	0	217	43	222	214	1,461	3,085

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	421	75	8	16	2,416	7	499	26	809	57	3,724	4,277
STARTS - Current Month	39	0	0	0	1,049	6	0	0	0	6	1,049	1,094
- Year-To-Date 1990	170	0	0	23	1,892	6	11	8	221	37	2,124	2,331
- Year-To-Date 1989	386	24	116	84	2,152	120	7	18	633	338	2,792	3,540
Under Construction - 1990	1,214	42	54	107	9,611	6	724	8	1,441	175	11,776	13,207
- 1989	1,167	50	95	142	11,396	120	654	37	2,428	394	14,478	16,089
COMPLETIONS - Current Month	117	0	0	0	406	0	460	40	22	40	888	1,045
- Year-To-Date 1990	423	10	12	0	1,747	0	694	40	612	52	3,053	3,538
- Year-To-Date 1989	675	26	57	0	2,753	0	436	0	741	57	3,930	4,688
Completed & Not Absorbed - 1990	56	5	43	6	299	0	283	0	0	49	582	692
- 1989	6	1	40	0	493	0	87	0	0	40	580	627
Total Supply - 1990	1,691	122	105	129	12,326	13	1,506	34	2,250	281	16,082	18,176
- 1989	1,700	85	143	176	13,444	289	1,078	122	3,466	730	17,988	20,503
Absorptions - Current Month	114	0	0	13	546	0	224	40	22	53	792	959
- 3 Month Average	153	5	5	4	428	0	115	40	268	49	811	1,018
- 12 Month Average	158	8	8	10	617	0	85	13	174	31	876	1,073
TORONTO CITY												
Pending Starts	53	40	8	0	1,451	0	192	26	481	34	2,124	2,251
STARTS - Current Month	2	0	0	0	0	6	0	0	0	6	0	8
- Year-To-Date 1990	19	0	0	0	327	6	11	0	0	6	338	363
- Year-To-Date 1989	22	8	105	0	0	0	6	0	275	105	281	416
Under Construction - 1990	88	16	54	6	3,137	6	247	0	536	66	3,920	4,090
- 1989	55	28	73	0	3,048	0	353	0	1,126	73	4,527	4,683
COMPLETIONS - Current Month	7	0	0	0	406	0	5	40	22	40	433	480
- Year-To-Date 1990	20	6	0	0	728	0	9	40	170	40	907	973
- Year-To-Date 1989	41	14	54	0	1,570	0	36	0	381	54	1,987	2,096
Completed & Not Absorbed - 1990	2	3	40	0	116	0	41	0	0	40	157	202
- 1989	1	1	40	0	193	0	2	0	0	40	195	237
Total Supply - 1990	143	59	102	6	4,704	6	480	26	1,017	140	6,201	6,543
- 1989	87	44	121	0	3,763	0	457	85	1,924	206	6,144	6,481
Absorptions - Current Month	6	0	0	0	385	0	11	40	22	40	418	464
- 3 Month Average	6	3	0	0	76	0	37	0	99	0	212	221
- 12 Month Average	8	4	5	0	118	0	33	0	76	5	227	244
EAST YORK												
Pending Starts	15	1	0	0	0	0	2	0	0	0	2	18
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	12	0	0	0	44	0	0	0	0	0	44	56
- Year-To-Date 1989	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1990	34	0	0	0	470	0	169	0	0	0	639	673
- 1989	13	0	0	0	35	0	0	0	0	0	35	48
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	15	2	0	0	0	0	0	0	0	0	0	17
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	52	1	0	0	470	0	171	0	0	0	641	694
- 1989	15	2	0	0	35	169	0	0	0	169	35	221
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	2	0	0	0	3	0	0	0	0	0	3	5

MARCH 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	71	0	0	0	45	0	0	0	0	0	45	116
STARTS - Current Month	3	0	0	0	510	0	0	0	0	0	510	513
- Year-To-Date 1990	10	0	0	0	510	0	0	0	119	0	629	639
- Year-To-Date 1989	12	4	0	0	300	0	0	18	0	18	300	334
Under Construction - 1990	70	4	0	33	1,206	0	8	0	119	33	1,333	1,440
- 1989	157	6	0	0	1,552	0	0	37	263	37	1,815	2,015
COMPLETIONS - Current Month	12	0	0	0	0	0	228	0	0	0	228	240
- Year-To-Date 1990	45	0	0	0	0	0	458	0	110	0	568	613
- Year-To-Date 1989	81	2	0	0	300	0	398	0	0	0	698	781
Completed & Not Absorbed - 1990	1	0	0	0	0	0	15	0	0	0	15	16
- 1989	0	0	0	0	53	0	64	0	0	0	117	117
Total Supply - 1990	142	4	0	33	1,251	0	23	0	119	33	1,393	1,572
- 1989	172	6	0	0	1,605	0	67	37	263	37	1,935	2,150
Absorptions - Current Month	11	0	0	0	0	0	213	0	0	0	213	224
- 3 Month Average	16	0	0	0	0	0	78	0	37	0	115	131
- 12 Month Average	20	1	0	0	75	0	36	3	22	3	133	157
NORTH YORK												
Pending Starts	162	0	0	0	0	0	0	0	202	0	202	364
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	60	0	0	23	271	0	0	0	0	23	271	354
- Year-To-Date 1989	135	0	11	0	146	0	0	0	164	11	310	456
Under Construction - 1990	448	0	0	34	725	0	0	0	232	34	957	1,439
- 1989	360	0	11	0	2,765	0	0	0	377	11	3,142	3,513
COMPLETIONS - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	136	0	12	0	213	0	0	0	90	12	303	451
- Year-To-Date 1989	158	0	0	0	630	0	0	0	0	0	630	788
Completed & Not Absorbed - 1990	16	0	3	0	168	0	0	0	0	3	168	187
- 1989	1	0	0	0	18	0	0	0	0	0	18	19
Total Supply - 1990	626	0	3	34	893	0	0	0	434	37	1,327	1,990
- 1989	430	0	11	0	2,783	0	0	0	445	11	3,228	3,669
Absorptions - Current Month	50	0	0	0	58	0	0	0	0	0	58	108
- 3 Month Average	45	0	5	0	119	0	0	0	30	5	149	199
- 12 Month Average	44	0	2	0	190	0	0	0	18	2	208	254
SCARBOROUGH												
Pending Starts	89	6	0	16	920	7	304	0	126	23	1,350	1,468
STARTS - Current Month	11	0	0	0	539	0	0	0	0	0	539	550
- Year-To-Date 1990	63	0	0	0	740	0	0	0	102	0	842	905
- Year-To-Date 1989	163	0	0	84	1,706	120	0	0	0	204	1,706	2,073
Under Construction - 1990	555	6	0	34	3,604	0	300	0	214	34	4,118	4,713
- 1989	530	4	11	142	3,869	120	300	0	468	273	4,637	5,444
COMPLETIONS - Current Month	34	0	0	0	0	0	227	0	0	0	227	261
- Year-To-Date 1990	188	2	0	0	806	0	227	0	48	0	1,081	1,271
- Year-To-Date 1989	363	0	3	0	253	0	0	0	150	3	403	769
Completed & Not Absorbed - 1990	34	1	0	6	15	0	227	0	0	6	242	283
- 1989	4	0	0	0	229	0	21	0	0	0	250	254
Total Supply - 1990	678	13	0	56	4,539	7	831	0	340	63	5,710	6,464
- 1989	930	14	11	176	4,662	120	553	0	640	307	5,855	7,106
Absorptions - Current Month	34	0	0	13	103	0	0	0	0	13	103	150
- 3 Month Average	77	0	0	4	233	0	0	40	37	44	270	391
- 12 Month Average	78	0	1	10	189	0	16	10	24	21	229	328

ARCH 1990 -----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORK CITY												
ending Starts	31	28	0	0	0	0	1	0	0	0	1	60
TARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	6	0	0	0	0	0	0	8	0	8	0	14
- Year-To-Date 1989	49	12	0	0	0	0	1	0	194	0	195	256
nder Construction - 1990	19	16	0	0	469	0	0	8	340	8	809	852
- 1989	52	12	0	0	127	0	1	0	194	0	322	386
OMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	22	2	0	0	0	0	0	0	194	0	194	218
- Year-To-Date 1989	17	8	0	0	0	0	2	0	210	0	212	237
ompleted & Not Absorbed - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1990	50	45	0	0	469	0	1	8	340	8	810	913
- 1989	66	19	0	0	596	0	1	0	194	0	791	876
bsorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	6	2	0	0	0	0	0	0	65	0	65	73
- 12 Month Average	6	3	0	0	42	0	0	0	34	0	76	85

ORK REGION												
Pending Starts	796	0	94	48	1	0	0	139	124	281	125	1,202
STARTS - Current Month	188	0	0	0	0	0	214	0	0	0	214	402
- Year-To-Date 1990	830	0	0	0	579	0	214	0	0	0	793	1,623
- Year-To-Date 1989	2,082	6	24	0	720	0	3	0	0	24	723	2,835
Under Construction - 1990	3,357	0	40	42	2,186	0	358	92	385	174	2,929	6,460
- 1989	4,641	12	24	105	1,654	0	3	11	96	140	1,753	6,546
COMPLETIONS - Current Month	365	0	6	0	566	0	0	21	0	27	566	958
- Year-To-Date 1990	1,188	12	22	16	814	0	0	41	0	79	814	2,093
- Year-To-Date 1989	1,736	36	21	126	1,122	0	0	53	60	200	1,182	3,154
Completed & Not Absorbed - 1990	291	6	8	2	187	0	0	0	0	10	187	494
- 1989	28	0	17	55	417	0	0	0	0	72	417	517
Total Supply - 1990	4,444	6	142	92	2,374	0	358	231	509	465	3,241	8,156
- 1989	5,542	40	41	176	2,071	0	3	242	131	459	2,205	8,246
Absorptions - Current Month	344	0	9	0	389	0	0	21	0	30	389	763
- 3 Month Average	432	2	8	9	154	0	0	34	0	51	154	639
- 12 Month Average	530	11	5	18	130	0	0	12	13	35	143	719

AURORA												
Pending Starts	25	0	0	0	0	0	0	0	0	0	0	25
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	155	0	0	0	0	0	3	0	0	0	3	158
Under Construction - 1990	228	0	0	0	21	0	0	0	0	0	21	249
- 1989	234	0	0	58	24	0	3	11	0	69	27	330
COMPLETIONS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1989	46	0	0	20	150	0	0	12	0	32	150	228
Completed & Not Absorbed - 1990	27	0	0	0	0	0	0	0	0	0	0	27
- 1989	0	0	0	4	70	0	0	0	0	4	70	74
Total Supply - 1990	280	0	0	0	21	0	0	0	0	0	21	301
- 1989	286	0	0	62	94	0	3	11	0	73	97	456
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	20	0	0	0	0	0	0	2	0	2	0	22
- 12 Month Average	25	0	0	7	13	0	0	1	0	8	13	46

MARCH 1990 -----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Under Construction - 1990	34	0	0	0	0	0	0	0	0	0	0	34
- 1989	65	0	0	0	0	0	0	0	0	0	0	65
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1989	54	0	0	0	0	0	0	0	0	0	0	54
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	102	0	0	0	0	0	0	0	0	0	0	102
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
GEORGINA TOWNSHIP												
Pending Starts	21	0	0	0	0	0	0	0	0	0	0	21
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	84	0	0	0	36	0	0	0	0	0	36	120
- Year-To-Date 1989	320	6	24	0	0	0	0	0	0	24	0	350
Under Construction - 1990	362	0	0	0	86	0	0	8	35	8	121	491
- 1989	450	12	24	0	0	0	0	0	0	24	0	486
COMPLETIONS - Current Month	179	0	6	0	0	0	0	0	0	6	0	185
- Year-To-Date 1990	231	12	6	16	0	0	0	20	0	42	0	285
- Year-To-Date 1989	174	36	0	48	0	0	0	41	60	89	60	359
Completed & Not Absorbed - 1990	18	6	5	2	0	0	0	0	0	7	0	31
- 1989	0	0	0	24	0	0	0	0	0	24	0	24
Total Supply - 1990	401	6	5	2	86	0	0	8	35	15	121	543
- 1989	593	32	24	24	0	0	0	64	35	112	35	772
Absorptions - Current Month	169	0	5	0	0	0	0	0	0	5	0	174
- 3 Month Average	75	2	3	5	0	0	0	19	0	27	0	104
- 12 Month Average	65	11	2	3	2	0	0	8	5	13	7	96
KING												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	50	0	0	0	0	0	0	0	0	0	0	50
Under Construction - 1990	67	0	0	0	0	0	0	0	0	0	0	67
- 1989	128	0	0	0	0	0	0	0	0	0	0	128
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1989	54	0	0	0	0	0	0	0	0	0	0	54
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	82	0	0	0	0	0	0	0	0	0	0	82
- 1989	160	0	0	0	0	0	0	0	0	0	0	160
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	155	0	0	0	0	0	0	0	0	0	0	155
STARTS - Current Month	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1990	217	0	0	0	341	0	0	0	0	0	341	558
- Year-To-Date 1989	585	0	0	0	311	0	0	0	0	0	311	896
Under Construction - 1990	677	0	0	0	840	0	0	0	0	0	840	1,517
- 1989	1,311	0	0	0	311	0	0	0	96	0	407	1,718
COMPLETIONS - Current Month	21	0	0	0	384	0	0	0	0	0	384	405
- Year-To-Date 1990	146	0	0	0	384	0	0	0	0	0	384	530
- Year-To-Date 1989	521	0	0	0	0	0	0	0	0	0	0	521
Completed & Not Absorbed - 1990	43	0	0	0	10	0	0	0	0	0	10	53
- 1989	15	0	0	0	0	0	0	0	0	0	0	15
Total Supply - 1990	875	0	0	0	850	0	0	0	0	0	850	1,725
- 1989	1,393	8	0	0	311	0	0	0	96	0	407	1,808
Absorptions - Current Month	25	0	0	0	374	0	0	0	0	0	374	399
- 3 Month Average	52	0	0	0	0	0	0	0	0	0	0	52
- 12 Month Average	120	0	0	0	3	0	0	0	8	0	11	131
NEWMARKET												
Pending Starts	216	0	0	48	0	0	0	60	0	108	0	324
STARTS - Current Month	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1990	329	0	0	0	0	0	0	0	0	0	0	329
- Year-To-Date 1989	136	0	0	0	0	0	0	0	0	0	0	136
Under Construction - 1990	673	0	0	8	0	0	86	0	0	8	86	767
- 1989	242	0	0	0	0	0	0	0	0	0	0	242
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	248	0	0	0	0	0	0	0	0	0	0	248
- Year-To-Date 1989	101	0	0	0	126	0	0	0	0	0	126	227
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	889	0	0	56	0	0	86	60	0	116	86	1,091
- 1989	323	0	0	0	0	0	0	40	0	40	0	363
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	91	0	0	0	0	0	0	13	0	13	0	104
- 12 Month Average	51	0	0	0	0	0	0	3	0	3	0	54
RICHMOND HILL												
Pending Starts	117	0	8	0	0	0	0	79	124	87	124	328
STARTS - Current Month	0	0	0	0	0	0	214	0	0	0	214	214
- Year-To-Date 1990	43	0	0	0	0	0	214	0	0	0	214	257
- Year-To-Date 1989	395	0	0	0	409	0	0	0	0	0	409	804
Under Construction - 1990	435	0	40	6	227	0	272	84	350	130	849	1,414
- 1989	910	0	0	19	1,041	0	0	0	0	19	1,041	1,970
COMPLETIONS - Current Month	48	0	0	0	182	0	0	21	0	21	182	251
- Year-To-Date 1990	200	0	16	0	430	0	0	21	0	37	430	667
- Year-To-Date 1989	451	0	21	58	846	0	0	0	0	79	846	1,376
Completed & Not Absorbed - 1990	115	0	1	0	171	0	0	0	0	1	171	287
- 1989	8	0	12	27	347	0	0	0	0	39	347	394
Total Supply - 1990	667	0	49	6	398	0	272	163	474	218	1,144	2,029
- 1989	1,329	0	12	62	1,388	0	0	127	0	201	1,388	2,918
Absorptions - Current Month	45	0	0	0	15	0	0	21	0	21	15	81
- 3 Month Average	83	0	5	4	147	0	0	0	0	9	147	239
- 12 Month Average	118	0	2	8	106	0	0	0	0	10	106	234

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	238	0	86	0	1	0	0	0	0	86	1	325
STARTS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	104	0	0	0	202	0	0	0	0	0	202	306
- Year-To-Date 1989	352	0	0	0	0	0	0	0	0	0	0	352
Under Construction - 1990	815	0	0	28	1,012	0	0	0	0	28	1,012	1,855
- 1989	1,191	0	0	28	278	0	0	0	0	28	278	1,497
COMPLETIONS - Current Month	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1990	220	0	0	0	0	0	0	0	0	0	0	220
- Year-To-Date 1989	315	0	0	0	0	0	0	0	0	0	0	315
Completed & Not Absorbed - 1990	83	0	0	0	6	0	0	0	0	0	6	89
- 1989	5	0	5	0	0	0	0	0	0	5	0	10
Total Supply - 1990	1,136	0	86	28	1,019	0	0	0	0	114	1,019	2,269
- 1989	1,229	0	5	28	278	0	0	0	0	33	278	1,540
Absorptions - Current Month	49	0	0	0	0	0	0	0	0	0	0	49
- 3 Month Average	81	0	0	0	7	0	0	0	0	0	7	88
- 12 Month Average	111	0	0	0	6	0	0	0	0	0	6	117
WHITCHURCH-STOUFFVILLE												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1989	76	0	0	0	0	0	0	0	0	0	0	76
Under Construction - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	110	0	0	0	0	0	0	0	0	0	0	110
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1989	20	0	0	0	0	0	0	0	0	0	0	20
Completed & Not Absorbed - 1990	1	0	2	0	0	0	0	0	0	2	0	3
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	68	0	2	0	0	0	0	0	0	2	0	70
- 1989	127	0	0	0	0	0	0	0	0	0	0	127
Absorptions - Current Month	7	0	4	0	0	0	0	0	0	4	0	11
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	11	0	1	0	0	0	0	0	0	1	0	12
PEEL REGION												
Pending Starts	1,267	50	91	54	0	0	0	72	385	217	385	1,919
STARTS - Current Month	221	0	31	0	0	0	0	0	0	31	0	252
- Year-To-Date 1990	466	0	79	0	200	0	229	0	250	79	679	1,224
- Year-To-Date 1989	939	0	0	151	1,885	0	0	0	101	151	1,986	3,076
Under Construction - 1990	2,498	30	108	58	3,820	0	1,353	60	443	226	5,616	8,370
- 1989	2,986	0	307	185	4,345	0	1,586	0	640	492	6,571	10,049
COMPLETIONS - Current Month	218	8	0	0	184	0	0	0	238	0	422	648
- Year-To-Date 1990	707	10	21	6	184	0	0	0	418	27	602	1,346
- Year-To-Date 1989	1,515	12	101	213	853	15	175	0	103	329	1,131	2,987
Completed & Not Absorbed - 1990	180	4	65	19	212	0	333	0	0	84	545	813
- 1989	64	2	31	90	185	0	140	0	0	121	325	512
Total Supply - 1990	3,945	84	264	131	4,032	0	1,686	132	828	527	6,546	11,102
- 1989	3,970	2	338	290	4,872	0	1,836	0	1,141	628	7,849	12,449
Absorptions - Current Month	201	5	57	26	30	0	5	0	238	83	273	562
- 3 Month Average	315	0	57	16	203	0	163	0	60	73	426	814
- 12 Month Average	387	1	51	27	220	0	99	3	34	81	353	822

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	602	0	69	54	0	0	0	0	0	123	0	725
STARTS - Current Month	105	0	31	0	0	0	0	0	0	31	0	136
- Year-To-Date 1990	268	0	79	0	0	0	229	0	100	79	329	676
- Year-To-Date 1989	519	0	0	0	292	0	0	0	101	0	393	912
Under Construction - 1990	778	0	79	0	382	0	229	60	100	139	711	1,628
- 1989	1,417	0	163	0	1,048	0	114	0	101	163	1,263	2,843
COMPLETIONS - Current Month	78	0	0	0	0	0	0	0	0	0	0	78
- Year-To-Date 1990	326	0	5	0	0	0	0	0	0	5	0	331
- Year-To-Date 1989	474	10	101	0	160	0	0	0	103	101	263	848
Completed & Not Absorbed - 1990	34	0	33	0	3	0	0	0	0	33	3	70
- 1989	32	2	31	0	0	0	0	0	0	31	0	65
Total Supply - 1990	1,414	0	181	54	385	0	229	60	100	295	714	2,423
- 1989	1,961	2	194	0	1,048	0	114	0	201	194	1,363	3,520
Absorptions - Current Month	77	0	44	0	0	0	5	0	0	44	5	126
- 3 Month Average	164	0	24	0	48	0	26	0	0	24	74	262
- 12 Month Average	175	1	29	0	58	0	16	3	9	32	83	291
CALEDON												
Pending Starts	27	0	0	0	0	0	0	0	0	0	0	27
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1989	49	0	0	0	0	0	0	0	0	0	0	49
Under Construction - 1990	147	0	0	0	0	0	0	0	0	0	0	147
- 1989	130	0	0	0	0	0	0	0	0	0	0	130
COMPLETIONS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1989	122	0	0	0	0	0	0	0	0	0	0	122
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	174	0	0	0	0	0	0	0	0	0	0	174
- 1989	171	0	0	0	0	0	0	0	0	0	0	171
Absorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	21	0	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
MISSISSAUGA												
Pending Starts	638	50	22	0	0	0	0	72	385	94	385	1,167
STARTS - Current Month	112	0	0	0	0	0	0	0	0	0	0	112
- Year-To-Date 1990	168	0	0	0	200	0	0	0	150	0	350	518
- Year-To-Date 1989	371	0	0	151	1,593	0	0	0	0	151	1,593	2,115
Under Construction - 1990	1,573	30	29	58	3,438	0	1,124	0	343	87	4,905	6,595
- 1989	1,439	0	144	185	3,297	0	1,472	0	539	329	5,308	7,076
COMPLETIONS - Current Month	125	8	0	0	184	0	0	0	238	0	422	555
- Year-To-Date 1990	341	10	16	6	184	0	0	0	418	22	602	975
- Year-To-Date 1989	919	2	0	213	693	15	175	0	0	228	868	2,017
Completed & Not Absorbed - 1990	146	4	32	19	209	0	333	0	0	51	542	743
- 1989	32	0	0	90	185	0	140	0	0	90	325	447
Total Supply - 1990	2,357	84	83	77	3,647	0	1,457	72	728	232	5,832	8,505
- 1989	1,838	0	144	290	3,824	0	1,722	0	940	434	6,486	8,758
Absorptions - Current Month	109	5	13	26	30	0	0	0	238	39	268	421
- 3 Month Average	130	0	33	16	155	0	137	0	60	49	352	531
- 12 Month Average	195	0	22	27	162	0	83	0	25	49	270	514

MARCH 1990												
	OWNERSHIP					RENTAL						GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.	
HALTON REGION												
Pending Starts	194	0	33	116	236	0	0	0	0	149	236	579
STARTS - Current Month	35	4	0	0	76	0	0	0	0	0	76	115
- Year-To-Date 1990	202	6	35	51	110	215	0	0	0	301	110	619
- Year-To-Date 1989	582	8	70	60	52	0	26	0	0	130	78	798
Under Construction - 1990	1,185	10	181	94	264	215	20	0	50	490	334	2,019
- 1989	1,239	8	140	215	879	0	34	0	0	355	913	2,515
COMPLETIONS - Current Month	157	8	15	122	34	0	0	0	0	137	34	336
- Year-To-Date 1990	418	12	18	204	118	0	97	12	14	234	229	893
- Year-To-Date 1989	430	2	127	73	226	0	0	0	0	200	226	858
Completed & Not Absorbed - 1990	43	3	32	95	70	0	0	0	0	127	70	243
- 1989	72	2	94	42	23	0	53	0	0	136	76	286
Total Supply - 1990	1,422	13	246	305	570	215	20	0	50	766	640	2,841
- 1989	1,368	11	234	257	986	0	127	12	64	503	1,177	3,059
Absorptions - Current Month	160	8	24	94	32	0	0	0	0	118	32	318
- 3 Month Average	124	2	10	65	26	0	13	23	5	98	44	268
- 12 Month Average	148	0	30	37	56	0	16	6	1	73	73	294
BURLINGTON												
Pending Starts	48	0	0	0	0	0	0	0	0	0	0	48
STARTS - Current Month	23	4	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	147	4	18	51	0	0	0	0	0	69	0	220
- Year-To-Date 1989	126	8	0	50	52	0	0	0	0	50	52	236
Under Construction - 1990	251	6	22	71	169	0	0	0	0	93	169	519
- 1989	257	8	24	152	349	0	0	0	0	176	349	790
COMPLETIONS - Current Month	48	8	0	70	0	0	0	0	0	70	0	126
- Year-To-Date 1990	138	10	3	107	0	0	57	0	0	110	57	315
- Year-To-Date 1989	195	0	36	54	226	0	0	0	0	90	226	511
Completed & Not Absorbed - 1990	21	0	3	26	12	0	0	0	0	29	12	62
- 1989	39	1	12	32	23	0	0	0	0	44	23	107
Total Supply - 1990	320	6	25	97	181	0	0	0	0	122	181	629
- 1989	321	10	36	184	372	0	0	0	0	220	372	923
Absorptions - Current Month	50	8	0	70	3	0	0	0	0	70	3	131
- 3 Month Average	39	2	1	35	0	0	0	19	0	55	0	96
- 12 Month Average	44	0	5	24	22	0	0	5	0	34	22	100
HALTON HILLS												
Pending Starts	7	0	33	0	0	0	0	0	0	33	0	40
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1989	40	0	0	0	0	0	0	0	0	0	0	40
Under Construction - 1990	265	0	0	0	0	0	0	0	0	0	0	265
- 1989	93	0	0	0	158	0	0	0	0	0	158	251
COMPLETIONS - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	98	2	0	0	84	0	40	0	0	0	124	224
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1990	0	1	0	0	25	0	0	0	0	0	25	26
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	272	1	33	0	25	0	0	0	0	33	25	331
- 1989	111	0	0	0	242	0	40	0	0	0	282	393
Absorptions - Current Month	38	0	0	0	12	0	0	0	0	0	12	50
- 3 Month Average	23	0	0	22	24	0	13	0	0	22	37	82
- 12 Month Average	21	0	0	6	6	0	3	0	0	6	9	36

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	11	0	0	0	0	0	0	0	0	0	0	11
Under Construction - 1990	36	0	0	0	0	0	0	0	0	0	0	36
- 1989	69	0	0	0	0	0	8	0	0	0	8	77
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	12	0	0	0	0	0	0	12	14	12	14	38
- Year-To-Date 1989	11	0	0	0	0	0	0	0	0	0	0	11
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	39	0	0	0	0	0	0	0	0	0	0	39
- 1989	73	0	0	0	0	0	8	12	14	12	22	107
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	5	0	0	0	0	0	0	4	5	4	5	14
- 12 Month Average	8	0	0	0	0	0	1	1	1	1	2	11
OAKVILLE												
Pending Starts	136	0	0	116	236	0	0	0	0	116	236	488
STARTS - Current Month	11	0	0	0	76	0	0	0	0	0	76	87
- Year-To-Date 1990	42	2	17	0	110	215	0	0	0	232	110	386
- Year-To-Date 1989	405	0	70	10	0	0	26	0	0	80	26	511
Under Construction - 1990	633	4	159	23	95	215	20	0	50	397	165	1,199
- 1989	820	0	116	63	372	0	26	0	0	179	398	1,397
COMPLETIONS - Current Month	65	0	15	52	34	0	0	0	0	67	34	166
- Year-To-Date 1990	170	0	15	97	34	0	0	0	0	112	34	316
- Year-To-Date 1989	224	2	91	19	0	0	0	0	0	110	0	336
Completed & Not Absorbed - 1990	22	2	29	69	33	0	0	0	0	98	33	155
- 1989	33	1	82	10	0	0	53	0	0	92	53	179
Total Supply - 1990	791	6	188	208	364	215	20	0	50	611	434	1,842
- 1989	863	1	198	73	372	0	79	0	50	271	501	1,636
Absorptions - Current Month	66	0	24	24	17	0	0	0	0	48	17	131
- 3 Month Average	57	0	9	8	2	0	0	0	0	17	2	76
- 12 Month Average	75	0	25	7	28	0	12	0	0	32	40	147
REST OF TORONTO CMA												
Pending Starts	93	2	0	0	0	0	0	0	0	0	0	95
STARTS - Current Month	42	0	0	0	128	0	0	0	0	0	128	170
- Year-To-Date 1990	197	8	0	0	183	0	8	0	0	0	191	396
- Year-To-Date 1989	477	6	0	45	0	47	0	0	0	92	0	575
Under Construction - 1990	812	14	4	49	717	0	223	111	0	164	940	1,930
- 1989	1,504	32	68	94	708	86	184	37	0	285	892	2,713
COMPLETIONS - Current Month	281	4	0	0	0	0	0	0	0	0	0	285
- Year-To-Date 1990	636	8	0	26	0	0	34	0	0	26	34	704
- Year-To-Date 1989	613	20	16	0	0	0	81	36	0	52	81	766
Completed & Not Absorbed - 1990	53	4	0	0	0	0	4	0	0	0	4	61
- 1989	4	1	7	0	0	0	0	0	0	7	0	12
Total Supply - 1990	958	20	4	49	717	0	227	111	0	164	944	2,086
- 1989	1,797	33	75	102	708	86	184	152	0	415	892	3,137
Absorptions - Current Month	241	4	0	18	0	0	0	0	0	18	0	263
- 3 Month Average	163	1	2	4	0	0	10	9	0	15	10	189
- 12 Month Average	189	22	6	8	21	0	17	14	0	28	38	277

RANGEVILLE & MONO TWP

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ENDING STARTS	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	6	6	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	25	6	0	0	0	0	0	0	0	0	0	31
- 1989	111	0	0	49	0	0	28	0	0	49	28	188
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	6	0	0	8	0	0	28	0	0	8	28	42
- Year-To-Date 1989	73	0	0	0	0	0	0	0	0	0	0	73
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	26	6	0	0	0	0	0	0	0	0	0	32
- 1989	142	0	0	49	0	0	28	0	0	49	28	219
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	3	0	0	9	0	0	3	9	16
- 12 Month Average	26	0	0	4	0	0	2	0	0	4	2	32

ORANGEVILLE

Ending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	19	6	0	0	0	0	0	0	0	0	0	25
- 1989	108	0	0	49	0	0	28	0	0	49	28	185
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	6	0	0	8	0	0	28	0	0	8	28	42
- Year-To-Date 1989	73	0	0	0	0	0	0	0	0	0	0	73
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	20	6	0	0	0	0	0	0	0	0	0	26
- 1989	139	0	0	49	0	0	28	0	0	49	28	216
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	3	0	0	9	0	0	3	9	16
- 12 Month Average	25	0	0	4	0	0	2	0	0	4	2	31

MONO TOWNSHIP

[illegible]

MARCH 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MURHAM REGION												
Pending Starts	598	40	0	0	0	0	23	0	0	0	23	661
STARTS - Current Month	140	0	0	0	269	0	118	0	0	0	387	527
- Year-To-Date 1990	494	16	0	0	341	0	130	0	38	0	509	1,019
- Year-To-Date 1989	841	14	0	45	0	47	18	0	40	92	58	1,005
Under Construction - 1990	2,136	28	4	64	1,253	0	361	121	237	189	1,851	4,204
- 1989	3,047	76	151	108	708	86	411	97	141	442	1,260	4,825
COMPLETIONS - Current Month	772	18	29	0	3	0	4	60	20	89	27	906
- Year-To-Date 1990	1,549	22	29	30	3	0	4	60	20	119	27	1,717
- Year-To-Date 1989	994	46	24	31	12	0	135	36	0	91	147	1,278
Completed & Not Absorbed - 1990	98	12	15	12	1	0	25	0	0	27	26	163
- 1989	9	0	67	5	8	0	10	0	0	72	18	99
Total Supply - 1990	2,832	80	19	76	1,254	0	409	121	237	216	1,900	5,028
- 1989	4,167	176	218	121	716	86	503	222	381	647	1,600	6,590
Absorptions - Current Month	693	18	14	28	2	0	2	60	20	102	24	837
- 3 Month Average	399	2	2	28	0	0	1	9	0	39	1	441
- 12 Month Average	392	25	18	17	25	0	43	14	0	49	68	534
OSHAWA CMA												
Pending Starts	516	40	0	0	0	0	23	0	0	0	23	579
STARTS - Current Month	90	0	0	0	141	0	116	0	0	0	257	347
- Year-To-Date 1990	384	14	0	0	158	0	128	0	38	0	324	722
- Year-To-Date 1989	471	8	0	0	0	0	18	0	40	0	58	537
Under Construction - 1990	1,355	20	0	15	536	0	144	10	237	25	917	2,317
- 1989	1,621	44	83	56	0	0	255	60	141	199	396	2,260
COMPLETIONS - Current Month	463	14	29	0	3	0	4	60	20	89	27	593
- Year-To-Date 1990	942	14	29	12	3	0	4	60	20	101	27	1,084
- Year-To-Date 1989	520	28	8	31	12	0	54	0	0	39	66	653
Completed & Not Absorbed - 1990	57	8	15	12	1	0	25	0	0	27	26	118
- 1989	6	0	60	5	8	0	10	0	0	65	18	89
Total Supply - 1990	1,928	68	15	27	537	0	192	10	237	52	966	3,014
- 1989	2,510	144	143	61	8	0	347	70	381	274	736	3,664
Absorptions - Current Month	424	14	14	10	2	0	2	60	20	84	24	546
- 3 Month Average	253	1	0	27	0	0	1	0	0	27	1	282
- 12 Month Average	226	3	12	11	4	0	28	0	0	23	32	284
AJAX												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	1	0	0	0	128	0	0	0	0	0	128	129
- Year-To-Date 1990	9	0	0	0	183	0	0	0	0	0	183	192
- Year-To-Date 1989	219	4	0	0	0	47	0	0	0	47	0	270
Under Construction - 1990	413	2	4	49	459	0	0	0	0	53	459	927
- 1989	453	30	4	0	0	86	156	0	0	90	156	729
COMPLETIONS - Current Month	141	4	0	0	0	0	0	0	0	0	0	145
- Year-To-Date 1990	263	8	0	0	0	0	0	0	0	0	0	271
- Year-To-Date 1989	86	16	0	0	0	0	0	0	0	0	0	102
Completed & Not Absorbed - 1990	26	4	0	0	0	0	0	0	0	0	0	30
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	451	6	4	49	459	0	0	0	0	53	459	969
- 1989	572	30	4	0	0	86	156	0	0	90	156	848
Absorptions - Current Month	115	4	0	0	0	0	0	0	0	0	0	119
- 3 Month Average	57	1	0	0	0	0	0	9	0	9	0	67
- 12 Month Average	45	22	0	0	0	0	13	8	0	8	13	88

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	7	0	0	0	0	0	0	0	0	0	0	7
Under Construction - 1990	54	0	0	0	0	0	0	0	0	0	0	54
- 1989	71	0	0	7	0	0	0	0	0	7	0	78
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1989	5	0	0	0	0	0	0	0	0	0	0	5
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	54	0	0	0	0	0	0	0	0	0	0	54
- 1989	71	0	0	7	0	0	0	0	0	7	0	78
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	12	0	0	2	0	0	0	0	0	2	0	14
NEWCASTLE												
Pending Starts	211	38	0	0	0	0	0	0	0	0	0	249
STARTS - Current Month	66	0	0	0	0	0	0	0	0	0	0	66
- Year-To-Date 1990	218	8	0	0	0	0	0	0	0	0	0	226
- Year-To-Date 1989	226	0	0	0	0	0	0	0	0	0	0	226
Under Construction - 1990	545	0	0	15	14	0	0	0	0	15	14	574
- 1989	438	4	0	6	0	0	121	0	0	6	121	569
COMPLETIONS - Current Month	188	10	29	0	0	0	0	0	0	29	0	227
- Year-To-Date 1990	437	10	29	0	0	0	0	0	0	29	0	476
- Year-To-Date 1989	150	10	0	19	0	0	0	0	0	19	0	179
Completed & Not Absorbed - 1990	15	2	15	9	0	0	0	0	0	24	0	41
- 1989	2	0	0	0	8	0	0	0	0	0	8	10
Total Supply - 1990	771	40	15	24	14	0	0	0	0	39	14	864
- 1989	1,088	100	0	6	8	0	121	0	0	6	129	1,323
Absorptions - Current Month	175	10	14	5	0	0	0	0	0	19	0	204
- 3 Month Average	152	1	0	4	0	0	0	0	0	4	0	157
- 12 Month Average	100	1	0	1	3	0	10	0	0	1	13	115
OSHAWA CITY												
Pending Starts	39	2	0	0	0	0	23	0	0	0	23	64
STARTS - Current Month	2	0	0	0	0	0	116	0	0	0	116	118
- Year-To-Date 1990	17	6	0	0	14	0	128	0	38	0	180	203
- Year-To-Date 1989	117	8	0	0	0	0	18	0	40	0	58	183
Under Construction - 1990	145	20	0	0	95	0	144	10	237	10	476	651
- 1989	373	32	40	0	0	0	134	60	141	100	275	780
COMPLETIONS - Current Month	116	4	0	0	0	0	4	60	20	60	24	204
- Year-To-Date 1990	197	4	0	0	0	0	4	60	20	60	24	285
- Year-To-Date 1989	99	18	8	0	12	0	54	0	0	8	66	191
Completed & Not Absorbed - 1990	22	5	0	0	0	0	25	0	0	0	25	52
- 1989	3	0	23	0	0	0	10	0	0	23	10	36
Total Supply - 1990	206	27	0	0	95	0	192	10	237	10	524	767
- 1989	512	36	63	0	0	0	226	70	381	133	607	1,288
Absorptions - Current Month	103	4	0	0	0	0	2	60	20	60	22	189
- 3 Month Average	39	0	0	0	0	0	1	0	0	0	1	40
- 12 Month Average	47	1	5	0	1	0	18	0	0	5	19	72

ARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HITBY												
Pending Starts	266	0	0	0	0	0	0	0	0	0	0	266
STARTS - Current Month	22	0	0	0	141	0	0	0	0	0	141	163
- Year-To-Date 1990	149	0	0	0	144	0	0	0	0	0	144	293
- Year-To-Date 1989	128	0	0	0	0	0	0	0	0	0	0	128
Under Construction - 1990	665	0	0	0	427	0	0	0	0	0	427	1,092
- 1989	810	8	43	50	0	0	0	0	0	93	0	911
COMPLETIONS - Current Month	159	0	0	0	3	0	0	0	0	0	3	162
- Year-To-Date 1990	308	0	0	12	3	0	0	0	0	12	3	323
- Year-To-Date 1989	271	0	0	12	0	0	0	0	0	12	0	283
Completed & Not Absorbed - 1990	20	1	0	3	1	0	0	0	0	3	1	25
- 1989	1	0	37	5	0	0	0	0	0	42	0	43
Total Supply - 1990	951	1	0	3	428	0	0	0	0	3	428	1,383
- 1989	910	8	80	55	0	0	0	0	0	135	0	1,053
Absorptions - Current Month	146	0	0	5	2	0	0	0	0	5	2	153
- 3 Month Average	62	0	0	23	0	0	0	0	0	23	0	85
- 12 Month Average	79	1	7	10	0	0	0	0	0	17	0	97
WINCOE COUNTY												
Pending Starts	417	6	0	0	49	0	2	0	0	0	51	474
STARTS - Current Month	151	0	0	42	56	0	44	0	317	42	417	610
- Year-To-Date 1990	686	12	0	63	164	40	71	0	362	103	597	1,398
- Year-To-Date 1989	625	0	24	110	309	0	92	0	0	134	401	1,160
Under Construction - 1990	1,691	45	36	224	634	40	106	0	362	300	1,102	3,138
- 1989	1,181	21	30	127	278	0	317	0	100	157	695	2,054
COMPLETIONS - Current Month	218	2	0	0	0	0	3	0	0	0	3	223
- Year-To-Date 1990	661	26	0	11	272	6	17	0	0	17	289	993
- Year-To-Date 1989	731	20	14	95	218	8	137	0	28	117	383	1,251
Completed & Not Absorbed - 1990	105	6	4	0	10	0	208	0	0	4	218	333
- 1989	6	1	3	0	132	0	29	0	0	3	161	171
Total Supply - 1990	2,213	57	40	224	693	40	316	0	362	304	1,371	3,945
- 1989	1,860	22	33	127	410	0	370	0	127	160	907	2,949
Absorptions - Current Month	221	4	0	0	0	1	7	0	0	1	7	233
- 3 Month Average	265	9	0	10	87	2	11	0	9	12	107	393
- 12 Month Average	256	6	3	17	49	0	22	0	16	20	87	369
BARRIE CA												
Pending Starts	228	0	0	0	0	0	0	0	0	0	0	228
STARTS - Current Month	143	0	0	42	56	0	44	0	317	42	417	602
- Year-To-Date 1990	403	12	0	42	72	0	44	0	317	42	433	890
- Year-To-Date 1989	352	0	0	22	140	0	69	0	0	22	209	583
Under Construction - 1990	1,089	22	0	42	358	0	63	0	317	42	738	1,891
- 1989	758	0	6	0	0	0	236	0	100	6	336	1,100
COMPLETIONS - Current Month	125	0	0	0	0	0	0	0	0	0	0	125
- Year-To-Date 1990	326	10	0	0	191	6	6	0	0	6	197	539
- Year-To-Date 1989	413	0	14	52	156	8	88	0	28	74	272	759
Completed & Not Absorbed - 1990	94	6	4	0	10	0	204	0	0	4	214	318
- 1989	6	0	3	0	132	0	29	0	0	3	161	170
Total Supply - 1990	1,411	28	4	42	368	0	267	0	317	46	952	2,437
- 1989	1,194	0	9	0	132	0	265	0	127	9	524	1,727
Absorptions - Current Month	128	2	0	0	0	1	4	0	0	1	4	135
- 3 Month Average	133	2	0	0	60	2	8	0	9	2	77	214
- 12 Month Average	158	1	1	6	20	0	13	0	16	7	49	215

BARRIE

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
Pending Starts	166	0	0	0	0	0	0	0	0	0	0	166
STARTS - Current Month	133	0	0	42	56	0	44	0	317	42	417	592
- Year-To-Date 1990	352	12	0	42	72	0	44	0	317	42	433	839
- Year-To-Date 1989	121	0	0	22	140	0	69	0	0	22	209	352
Under Construction - 1990	670	22	0	42	358	0	63	0	317	42	738	1,472
- 1989	314	0	6	0	0	0	236	0	100	6	336	656
COMPLETIONS - Current Month	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1990	180	10	0	0	191	6	6	0	0	6	197	393
- Year-To-Date 1989	232	0	14	52	156	8	88	0	28	74	272	578
Completed & Not Absorbed - 1990	89	6	4	0	10	0	204	0	0	4	214	313
- 1989	6	0	3	0	132	0	29	0	0	3	161	170
Total Supply - 1990	925	28	4	42	368	0	267	0	317	46	952	1,951
- 1989	413	0	9	0	132	0	265	0	127	9	524	946
Absorptions - Current Month	64	2	0	0	0	1	4	0	0	1	4	71
- 3 Month Average	56	2	0	0	60	2	8	0	9	2	77	137
- 12 Month Average	86	1	1	6	20	0	13	0	16	7	49	143

INNISEIL

[illegible]

VESPRA

[illegible]

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	7	0	0	0	49	0	0	0	0	0	49	56
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	18	0	0	0	92	40	0	0	45	40	137	195
- Year-To-Date 1989	7	0	0	75	157	0	0	0	0	75	157	239
Under Construction - 1990	39	17	0	58	276	40	0	0	45	98	321	475
- 1989	15	19	0	102	229	0	0	0	0	102	229	365
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	20	2	0	11	63	0	0	0	0	11	63	96
- Year-To-Date 1989	10	18	0	39	48	0	0	0	0	39	48	115
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	46	17	0	58	325	40	0	0	45	98	370	531
- 1989	23	19	0	102	229	0	0	0	0	102	229	373
Absorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	7	1	0	10	21	0	0	0	0	10	21	39
- 12 Month Average	7	1	0	9	23	0	0	0	0	9	23	40
MIDLAND CA												
Pending Starts	53	0	0	0	0	0	0	0	0	0	0	53
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	92	0	0	0	0	0	9	0	0	0	9	101
- Year-To-Date 1989	82	0	0	0	12	0	4	0	0	0	16	98
Under Construction - 1990	164	4	0	103	0	0	9	0	0	103	9	280
- 1989	137	2	0	12	0	0	12	0	0	12	12	163
COMPLETIONS - Current Month	32	2	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1990	147	14	0	0	0	0	2	0	0	0	2	163
- Year-To-Date 1989	112	0	0	4	0	0	13	0	0	4	13	129
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	217	4	0	103	0	0	9	0	0	103	9	333
- 1989	235	2	0	12	0	0	18	0	0	12	18	267
Absorptions - Current Month	32	2	0	0	0	0	0	0	0	0	0	34
- 3 Month Average	55	5	0	0	0	0	1	0	0	0	1	61
- 12 Month Average	39	4	0	1	0	0	3	0	0	1	3	47
MIDLAND TOWN												
Pending Starts	33	0	0	0	0	0	0	0	0	0	0	33
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	9	0	0	0	9	11
- Year-To-Date 1989	8	0	0	0	0	0	4	0	0	0	4	12
Under Construction - 1990	15	0	0	103	0	0	9	0	0	103	9	127
- 1989	30	2	0	0	0	0	4	0	0	0	4	36
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	29	4	0	0	0	0	2	0	0	0	2	35
- Year-To-Date 1989	46	0	0	0	0	0	12	0	0	0	12	58
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	48	0	0	103	0	0	9	0	0	103	9	160
- 1989	39	2	0	0	0	0	10	0	0	0	10	51
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	16	1	0	0	0	0	1	0	0	0	1	18
- 12 Month Average	12	1	0	0	0	0	2	0	0	0	2	15

MARCH 1990 -----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	16	2	0	0	0	0	2	0	0	0	2	20
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	74	0	0	21	0	0	10	0	0	21	10	105
- Year-To-Date 1989	71	0	24	13	0	0	19	0	0	37	19	127
Under Construction - 1990	251	0	0	21	0	0	26	0	0	21	26	298
- 1989	132	0	24	13	49	0	16	0	0	37	65	234
COMPLETIONS - Current Month	15	0	0	0	0	0	3	0	0	0	3	18
- Year-To-Date 1990	77	0	0	0	18	0	3	0	0	0	21	98
- Year-To-Date 1989	30	0	0	0	14	0	36	0	0	0	50	80
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	267	2	0	21	0	0	28	0	0	21	28	318
- 1989	211	0	24	13	49	0	34	0	0	37	83	331
Absorptions - Current Month	15	0	0	0	0	0	3	0	0	0	3	18
- 3 Month Average	32	0	0	0	6	0	1	0	0	0	7	39
- 12 Month Average	19	0	2	1	6	0	2	0	0	3	8	30
REST OF SIMCOE COUNTY												
Pending Starts	113	4	0	0	0	0	0	0	0	0	0	117
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	99	0	0	0	0	0	8	0	0	0	8	107
- Year-To-Date 1989	113	0	0	0	0	0	0	0	0	0	0	113
Under Construction - 1990	148	2	36	0	0	0	8	0	0	36	8	194
- 1989	139	0	0	0	0	0	53	0	0	0	53	192
COMPLETIONS - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1990	91	0	0	0	0	0	6	0	0	0	6	97
- Year-To-Date 1989	166	2	0	0	0	0	0	0	0	0	0	168
Completed & Not Absorbed - 1990	11	0	0	0	0	0	4	0	0	0	4	15
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	272	6	36	0	0	0	12	0	0	36	12	326
- 1989	197	1	0	0	0	0	53	0	0	0	53	251
Absorptions - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- 3 Month Average	38	1	0	0	0	0	1	0	0	0	1	40
- 12 Month Average	33	0	0	0	0	0	4	0	0	0	4	37
BRADFORD												
Pending Starts	4	2	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	22	0	0	0	0	0	0	0	0	0	0	22
Under Construction - 1990	15	0	0	0	0	0	0	0	0	0	0	15
- 1989	24	0	0	0	0	0	0	0	0	0	0	24
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	13	0	0	0	0	0	6	0	0	0	6	19
- Year-To-Date 1989	58	2	0	0	0	0	0	0	0	0	0	60
Completed & Not Absorbed - 1990	9	0	0	0	0	0	4	0	0	0	4	13
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	28	2	0	0	0	0	4	0	0	0	4	34
- 1989	44	1	0	0	0	0	0	0	0	0	0	45
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	6	0	0	0	0	0	1	0	0	0	1	7
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	83	2	0	0	0	0	0	0	0	0	0	85
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	7	2	36	0	0	0	0	0	0	36	0	45
- 1989	1	0	0	0	0	0	53	0	0	0	53	54
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	19	0	0	0	0	0	0	0	0	0	0	19
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	90	4	36	0	0	0	0	0	0	36	0	130
- 1989	3	0	0	0	0	0	53	0	0	0	53	56
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	2	1	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	3	0	0	0	0	0	4	0	0	0	4	7
MUSKOKA DISTRICT												
Pending Starts	77	4	6	0	34	0	4	0	0	6	38	125
STARTS - Current Month	39	18	9	27	0	0	4	0	0	36	4	97
- Year-To-Date 1990	64	18	9	27	0	0	16	0	0	36	16	134
- Year-To-Date 1989	108	12	10	34	57	0	43	0	0	44	100	264
Under Construction - 1990	212	12	56	135	155	0	34	0	0	191	189	604
- 1989	170	16	19	34	148	0	49	0	40	53	237	476
COMPLETIONS - Current Month	101	10	12	0	20	0	0	0	0	12	20	143
- Year-To-Date 1990	270	10	12	0	20	0	6	0	0	12	26	318
- Year-To-Date 1989	191	2	0	0	53	0	4	0	0	0	57	250
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	289	16	62	135	189	0	38	0	0	197	227	729
- 1989	226	18	19	34	148	0	53	0	40	53	241	538
Absorptions - Current Month	101	10	12	0	20	0	0	0	0	12	20	143
- 3 Month Average	77	2	1	5	8	0	2	0	0	6	10	95
- 12 Month Average	37	2	3	1	10	0	5	0	3	4	18	61
BRACEBRIDGE												
Pending Starts	35	4	0	0	0	0	0	0	0	0	0	39
STARTS - Current Month	22	18	3	27	0	0	0	0	0	30	0	70
- Year-To-Date 1990	22	18	3	27	0	0	0	0	0	30	0	70
- Year-To-Date 1989	50	12	10	0	0	0	15	0	0	10	15	87
Under Construction - 1990	99	10	50	27	12	0	24	0	0	77	36	222
- 1989	50	12	19	0	0	0	25	0	0	19	25	106
COMPLETIONS - Current Month	18	10	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1990	18	10	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	83	2	0	0	0	0	0	0	0	0	0	85
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	134	14	50	27	12	0	24	0	0	77	36	261
- 1989	76	14	19	0	0	0	25	0	0	19	25	134
Absorptions - Current Month	18	10	0	0	0	0	0	0	0	0	0	28
- 3 Month Average	11	2	1	0	0	0	0	0	0	1	0	14
- 12 Month Average	14	2	2	0	0	0	2	0	0	2	2	20

MARCH 1990 -----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	9	0	6	0	0	0	4	0	0	6	4	19
STARTS - Current Month	7	0	6	0	0	0	0	0	0	6	0	13
- Year-To-Date 1990	7	0	6	0	0	0	0	0	0	6	0	13
- Year-To-Date 1989	5	0	0	34	0	0	0	0	0	34	0	39
Under Construction - 1990	19	2	6	74	0	0	0	0	0	80	0	101
- 1989	21	4	0	34	0	0	0	0	0	34	0	59
COMPLETIONS - Current Month	26	0	12	0	0	0	0	0	0	12	0	38
- Year-To-Date 1990	26	0	12	0	0	0	0	0	0	12	0	38
- Year-To-Date 1989	13	0	0	0	4	0	0	0	0	0	4	17
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	28	2	12	74	0	0	4	0	0	86	4	120
- 1989	28	4	0	34	0	0	4	0	0	34	4	70
Absorptions - Current Month	26	0	12	0	0	0	0	0	0	12	0	38
- 3 Month Average	7	0	0	5	0	0	0	0	0	5	0	12
- 12 Month Average	5	0	1	1	0	0	0	0	0	2	0	7
HUNTSVILLE												
Pending Starts	33	0	0	0	34	0	0	0	0	0	34	67
STARTS - Current Month	10	0	0	0	0	0	4	0	0	0	4	14
- Year-To-Date 1990	35	0	0	0	0	0	16	0	0	0	16	51
- Year-To-Date 1989	53	0	0	0	57	0	28	0	0	0	85	138
Under Construction - 1990	94	0	0	34	143	0	10	0	0	34	153	281
- 1989	99	0	0	0	148	0	24	0	40	0	212	311
COMPLETIONS - Current Month	57	0	0	0	20	0	0	0	0	0	20	77
- Year-To-Date 1990	226	0	0	0	20	0	6	0	0	0	26	252
- Year-To-Date 1989	95	0	0	0	49	0	4	0	0	0	53	148
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	127	0	0	34	177	0	10	0	0	34	187	348
- 1989	122	0	0	0	148	0	24	0	40	0	212	334
Absorptions - Current Month	57	0	0	0	20	0	0	0	0	0	20	77
- 3 Month Average	59	0	0	0	8	0	2	0	0	0	10	69
- 12 Month Average	18	0	0	0	10	0	3	0	3	0	16	34
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	29	0	0	0	0	0	0	0	0	0	0	29
STARTS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	34	0	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1989	43	0	0	0	0	0	0	0	0	0	0	43
Under Construction - 1990	157	0	0	0	71	0	0	0	0	0	71	228
- 1989	128	0	0	18	0	0	0	0	0	18	0	146
COMPLETIONS - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	75	4	0	0	0	0	0	0	0	0	0	79
- Year-To-Date 1989	64	0	0	0	0	0	0	0	0	0	0	64
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	186	0	0	0	71	0	0	0	0	0	71	257
- 1989	210	0	0	18	0	0	0	0	0	18	0	228
Absorptions - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- 3 Month Average	38	1	0	0	0	0	0	0	0	0	0	39
- 12 Month Average	33	0	0	2	0	0	0	0	0	2	0	35

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	31	0	0	0	0	0	0	0	0	0	0	31
Under Construction - 1990	108	0	0	0	71	0	0	0	0	0	71	179
- 1989	69	0	0	18	0	0	0	0	0	18	0	87
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	46	4	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1989	23	0	0	0	0	0	0	0	0	0	0	23
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	120	0	0	0	71	0	0	0	0	0	71	191
- 1989	138	0	0	18	0	0	0	0	0	18	0	156
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	11	1	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	17	0	0	2	0	0	0	0	0	2	0	19
REST OF VICTORIA/HALIBURTON												
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	49	0	0	0	0	0	0	0	0	0	0	49
- 1989	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	72	0	0	0	0	0	0	0	0	0	0	72
Absorptions - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	54	0	0	0	51	0	6	0	0	0	57	111
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	81	0	0	0	0	0	0	0	0	0	0	81
- Year-To-Date 1989	88	0	0	0	0	0	0	0	0	0	0	88
Under Construction - 1990	235	0	0	0	37	0	0	0	0	0	37	272
- 1989	272	0	24	72	73	0	30	53	0	149	103	524
COMPLETIONS - Current Month	43	4	0	0	24	0	0	0	0	0	24	71
- Year-To-Date 1990	165	8	0	72	36	0	60	0	0	72	96	341
- Year-To-Date 1989	178	8	0	0	42	0	7	73	0	73	49	308
Completed & Not Absorbed - 1990	30	4	0	9	6	0	24	0	0	9	30	73
- 1989	13	1	0	0	10	0	0	0	0	0	10	24
Total Supply - 1990	319	4	0	9	94	0	30	0	0	9	124	456
- 1989	374	1	24	72	83	0	167	53	0	149	250	774
Absorptions - Current Month	40	3	0	8	21	0	5	0	0	8	26	77
- 3 Month Average	70	1	0	18	3	0	12	0	0	18	15	104
- 12 Month Average	72	2	2	5	5	0	6	4	0	11	11	94

MARCH 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	31	0	0	0	51	0	6	0	0	0	57	88
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	62	0	0	0	0	0	0	0	0	0	0	62
- Year-To-Date 1989	53	0	0	0	0	0	0	0	0	0	0	53
Under Construction - 1990	146	0	0	0	37	0	0	0	0	0	37	183
- 1989	184	0	24	72	73	0	30	53	0	149	103	436
COMPLETIONS - Current Month	29	4	0	0	24	0	0	0	0	0	24	57
- Year-To-Date 1990	95	8	0	72	36	0	60	0	0	72	96	271
- Year-To-Date 1989	98	8	0	0	42	0	7	73	0	73	49	228
Completed & Not Absorbed - 1990	26	4	0	9	6	0	24	0	0	9	30	69
- 1989	11	1	0	0	10	0	0	0	0	0	10	22
Total Supply - 1990	203	4	0	9	94	0	30	0	0	9	124	340
- 1989	266	1	24	72	83	0	167	53	0	149	250	666
Absorptions - Current Month	25	3	0	8	21	0	5	0	0	8	26	62
- 3 Month Average	38	1	0	18	3	0	12	0	0	18	15	72
- 12 Month Average	45	2	2	5	5	0	6	4	0	11	11	69
NORTHUMBERLAND COUNTY												
Pending Starts	152	0	0	0	0	0	0	0	0	0	0	152
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	39	0	0	0	0	0	0	0	20	0	20	59
- Year-To-Date 1989	48	0	0	0	60	0	0	0	0	0	60	108
Under Construction - 1990	234	0	0	0	20	0	0	24	20	24	40	298
- 1989	126	2	0	0	77	0	23	0	0	0	100	228
COMPLETIONS - Current Month	72	0	0	0	0	0	0	0	0	0	0	72
- Year-To-Date 1990	202	0	0	0	10	0	50	0	0	0	60	262
- Year-To-Date 1989	97	0	0	0	0	0	0	0	0	0	0	97
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	388	0	0	0	20	0	0	24	20	24	40	452
- 1989	227	2	0	0	77	0	63	0	0	0	140	369
Absorptions - Current Month	76	0	0	0	0	0	0	0	0	0	0	76
- 3 Month Average	97	0	0	0	3	0	17	0	0	0	20	117
- 12 Month Average	63	0	0	0	2	0	10	0	0	0	12	75
COBOURG CA												
Pending Starts	97	0	0	0	0	0	0	0	0	0	0	97
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	11	0	0	0	0	0	0	0	20	0	20	31
- Year-To-Date 1989	5	0	0	0	60	0	0	0	0	0	60	65
Under Construction - 1990	85	0	0	0	20	0	0	24	20	24	40	149
- 1989	26	0	0	0	77	0	0	0	0	0	77	103
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	66	0	0	0	10	0	50	0	0	0	60	126
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	182	0	0	0	20	0	0	24	20	24	40	246
- 1989	65	0	0	0	77	0	40	0	0	0	117	182
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	28	0	0	0	3	0	17	0	0	0	20	48
- 12 Month Average	16	0	0	0	2	0	8	0	0	0	10	26

MARCH 1990 -----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1990	28	0	0	0	0	0	0	0	0	0	0	28
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	34	0	0	0	0	0	0	0	0	0	0	34
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
PORT HOPE												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1990	20	0	0	0	0	0	0	0	0	0	0	20
- 1989	12	0	0	0	0	0	14	0	0	0	14	26
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	41	0	0	0	0	0	0	0	0	0	0	41
- Year-To-Date 1989	18	0	0	0	0	0	0	0	0	0	0	18
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	28	0	0	0	0	0	0	0	0	0	0	28
- 1989	42	0	0	0	0	0	14	0	0	0	14	56
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	22	0	0	0	0	0	0	0	0	0	0	22
- 12 Month Average	14	0	0	0	0	0	1	0	0	0	1	15

CAI
MH5C
-L53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

200
MHEC
-23

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

April 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

HIGHLIGHTS – April 1990

- Mortgage interest rates continued to rise, reaching 14.25 percent at the beginning of May
- Housing starts numbered 2,135 in the Toronto Branch territory, down 47% from April 1989
- Average MLS prices in Toronto rose to \$277,250 in April
- New home activity had another lean month of only 590 sales
- Three special supplements:
 - why MLS prices are increasing
 - comparing activity in various Boards
 - status of the Federal Coop Housing Program

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

April 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	7
MLS RESALE ACTIVITY	8
RECENT CMHC PUBLICATIONS	10
OTHER CMHC NEWS	10
SUPPLEMENTS:	
1. EXAMINATION OF PRICE MOVEMENTS IN TORONTO MLS PRICES	11
2. A COMPARISON OF PRICES AND SALES ACROSS BOARDS.....	15
3. THE FEDERAL COOPERATIVE HOUSING PROGRAM	18
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	20
- Definitions	21
- Starts Summary Tables	24
- Detailed Summary Tables	28
- Maps:	
- CMHC Toronto Branch.....	52
- Greater Toronto Area (GTA)	53
- Toronto Census Metropolitan Area (CMA)	54

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

Real Gross Domestic Product in February declined by 0.1 percent, following a 0.3 percent fall in January. However, by March, the economy showed signs of strengthening, as exports rose by 1.9 percent, while imports fell by 1.7 percent.

Interest rates continued to increase in April and May, as the rate on 3 year mortgages rose to 14.25% by May 22, a rise of one-half of a point in one month. Moreover, the same rate is now being quoted for mortgages for one, three and five year terms. The exchange rate, which peaked at 86.20¢ on April 26, began to fall in May, reaching a level of 84.22¢ by May 22. Uncertainty about Meech Lake appears to be a major factor behind the weakening dollar.

Consumer prices in the Toronto area fell in April, for the first time in many months; falling food, clothing and transportation were the major factors behind this decline, with housing costs rising 0.4%. As well, employment grew and the unemployment rate fell, both indicating that the Toronto economy remains quite strong.

Although numerous unions are currently negotiating new contracts, the only union currently on strike is the ICI (non-residential) Electrical Workers. Roofers and Carpenters have reached agreement, while the remaining unions are continuing to negotiate. The current slowdown in demand for new condominiums appears to be a major factor in the union discussions.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
	Bank	Mtge. Rate	Exch. Rate	All Items		('000s)		RATE (%)	
	Rate	3 Yr.	(\$Cdn/\$US)	Toronto	Toronto	Toronto	Oshawa	Toronto	Oshawa
		Inst.	month end	1981=100	1981=100				
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,933	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7		1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	164.5	—	1,937	98	4.1	6.4
May 22	13.80	14.25	84.22						

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts in April for the Toronto Branch territory totalled 2,135 units, down 47% from April 1989, and down 32% from last month. Multiple unit starts were quite weak in comparison to last month and last year. Of the 1,170 multiple units started, 37% were socially assisted housing. Single detached starts in 1990 have been averaging less than 1000 units per month, compared to over 2000 in 1989.

MONTH	SINGLES		MULTIPLES		TOTAL		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850		1,907		4,757		
June	2,727		1,832		4,559		
July	2,291		1,712		4,003		
August	2,540		989		3,529		
September	2,216		572		2,788		
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
TOTAL							
Year to Date	25,137	3,888	22,098	6,553	47,235	10,441	-37.7%

Source: CMHC

Starts are down in all of the municipalities in the Toronto CMA, with the exception of Etobicoke, East York, Newmarket, Ajax and Milton. Starts have also begun to decline in Barrie and Oshawa which, until April, had been more active in 1990 than in 1989.

HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH April 1989 - 1990

	April 1989		April 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	1,671	1,713	716	1,124	-57.2%	-34.4%
Oshawa CMA	343	10	136	4	-60.3%	-60.0%
Barrie CA	27	0	18	0	-33.3%	--
Peterborough CA	48	98	31	30	-35.4%	-69.4%

Source: CMHC

Nationally, housing starts began to weaken, numbering 199,000 units (SAAR) in April. Both single and multiple starts were down from the previous months, as were starts in all regions of the country, except for the Atlantic provinces.

HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989 January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990 January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	93,000	14.8%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	5.4%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	72,000	-26.5%	171,000	-16.2%	28,000	199,000

SOURCE: CMHC

NEW HOME SALES

Total new home sales as reported by Brethour Research remained below 600 units for the second month in a row. Most builders are reporting very slow

sales, despite efforts to increase activity by offering significant price reductions and/or reduced mortgages rates. The condominium market in the eastern part of the CMA was especially hard hit with only 1 sale during all of the month of April. As can be seen below, the slowing of sales began in April 1989.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520			440			960		
June	475			462			937		
July	265			367			632		
August	294			226			520		
September	557			370			927		
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL									
January - December	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for April 1990 was \$277,250, a 5% increase from last month and 1% below the near-record level reached in April 1989. The sales to listings ratio remained below 9% for the second month in a row, as both sales and listing have declined. The median price rose marginally after four months of decline. The bankruptcy of a large realtor in Toronto attracted a great deal of media attention and is now under review by the Province.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500					
June	2,795	20,668	14%	\$271,649	\$230,000					
July	2,535	15,769	16%	\$267,007	\$230,000					
August	3,270	18,022	18%	\$274,582	\$230,000					
September	3,307	21,813	15%	\$277,186	\$235,000					
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL										
Jan-Dec	38,960			\$273,698						

N.B., 1) Listings include new listings plus reruns.

SOURCE: Toronto Real Estate Board

041...NH

ASN PTC OPN DFC DCR DCH TCH LNB

558069 updt LCA1 83Jun07 81Apr24 90Mar03 12:05 eng

US fin

01:810424 02: n 10: l 12: a 14: a
15: a 16: b 17: l 19: d 29: a

..... 2001 .900303\$a198403220000000.0

..... 2001 .900303\$an 81036246

..... 2001 .900303\$aDLC\$cDLC

20..... 2001 .900303\$w2c3a\$aCentral Mortgage and Housing Corporation
(Canada)

20..... 2001 .900303\$aCMHC

10..... 2002 .900303\$aCanada.\$bCentral Mortgage and Housing
Corporation

20..... 2003 .900303\$w2f8b\$aCentral Mortgage and Housing Corporation

20..... 2004 .900303\$aSocietaletale centrale d'hypoth'eques et de
logement

20..... 2005 .900303\$aC.M.H.C.

20..... 2001 .900303\$w4b\$aCanada Mortgage and Housing Corporation

..... 2001 .900303\$aNLC, 1/21/83\$b(AACR2: Central Mortgage and
Housing Corporation (Canada))[info. from NH]

..... 2002 .900303\$aNLC 10-3-80\$b(AACR 2: Central Mortgage and
Housing Corporation; name changed 7-1-79 to Canada
Mortgage and Housing Corporation)

ore?

558-069 Cancelled 19-Jun-91 Logon 5555,UTLA:CAT

ss key:

The Oshawa and District Real Estate Board reported a fall in sales but a rise in listings, resulting in a sales to listing ratio of 8%; this contrasts with a ratio of 73% in February last year. Despite this, the average price rose slightly, though it is still 11% below the level last April.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD								
-MONTH-	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290				
June	326	2,385	14%	\$183,705				
July	336	2,409	14%	\$176,829				
August	456	2,485	18%	\$183,464				
September	446	2,581	17%	\$183,524				
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL								
Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

REAL ESTATE BOARD	MARCH 1989			MARCH 1990			PERCENT CHANGE 1989-1990	
	Number of Sales	New Listings	Average Price	Number of Sales	New Listings	Average Price	Number of Sales	Average Price
BBarrie & District	265	438	\$168,287	140	589	\$164,670	-47.2%	-2.1%
Brampton	687	1347	\$216,257	379	1446	\$208,335	-44.8%	-3.7%
Cobourg-Port Hope	75	106	\$133,819	49	186	\$129,084	-34.7%	-3.5%
Collingwood & District	68	143	\$137,076	74	321	\$164,168	8.8%	19.8%
Haliburton District	12	34	\$126,783	14	102	\$132,779	16.7%	4.7%
Lindsay & District	117	194	\$138,242	71	333	\$140,976	-39.3%	2.0%
Midland & Penetanguishene	60	161	\$ 75,389	46	261	\$171,946	-23.3%	128.1%
Mississauga	746	--	\$251,599	387	2599	\$229,942	-48.1%	-8.6%
Muskoka	49	102	\$148,140	74	478	\$113,146	51.0%	-23.6%
Oakville-Milton	308	542	\$252,280	207	648	\$225,735	-32.8%	-10.5%
Orangeville & District	121	213	\$175,288	69	208	\$165,980	-43.0%	-5.3%
Orillia & District	103	159	\$140,677	58	338	\$162,748	-43.7%	15.7%
Oshawa & District	572	1078	\$200,020	353	1318	\$170,010	-38.3%	-15.0%
Peterborough	191	381	\$125,850	132	519	\$138,301	-31.0%	10.0%
Toronto	4818	10285	\$277,316	2622	10351	\$263,681	-45.6%	-4.9%
York Region	457	1013	\$232,215	290	1149	\$221,268	-36.5%	-4.7%

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

RECENT CMHC PUBLICATIONS

In April, CMHC released its evaluation of Public Housing and began a national Consultation on Rural and Native Housing. The evaluation found the stock of public housing in Canada, which totals over 200,000 units, is in good shape overall. The Report concludes that public housing tenants have improved their living conditions as a result of their move to public housing and that tenants are generally satisfied with their public housing units. For further information, contact Phil Brown at (613) 748-4659.

CMHC also released its 1989 Canadian Housing Statistics, an annual compendium of data relating to house-building and mortgage lending activity. The cost of the publication is \$10. To order a copy, contact Alanna DiNova at (416) 781-2451.

On May 23, CMHC released results from its semi-annual rental market survey. The report for Toronto Branch will be available by the end of June, 1990. In the meantime, should you require information about vacancy rates, contact Bev Doucette at (416) 781-2451.

CMHC has issued a five volume study entitled "The Housing Industry: Perspective and Prospective". The study was produced by Clayton Research and Scanada Consultants, with the financial sponsorship of CMHC. For a copy, contact the Canadian Housing Information Centre, CMHC, 682 Montreal Rd, Ottawa, Ontario, K1A 0P7, tel: (613) 748-2367.

OTHER CMHC NEWS

CMHC is beginning the final stages in preparation for a major conference on housing for seniors in Ontario. The conference will be held in Toronto, in June. For further information, contact Marlene Hait at (416) 495-2000

Mr. Gaylen Duncan, Vice-President of CMHC announced his resignation effective June 1, 1990. He will be moving to work as Senior Vice-President, Corporate Resources at Central Guaranty Trust Company.

Supplement One

AN EXAMINATION OF PRICE MOVEMENTS IN TORONTO MLS PRICES

by: Irwin Lithwick
Toronto Branch
CMHC

When TREB released the average and median house prices for April, I was asked to explain why prices actually rose when the general feeling is that prices have been falling. In this note, I look at a number of reasons why this might have occurred.

The average price issued by MLS represents an average over the entire Board area and over all types of housing. Is it possible that, while the prices of identical houses are falling, the mix of units is changing, with a higher proportion of the more expensive housing now being sold, possibly reflecting the fact that the more expensive housing units are now viewed as being a bargain. As a result, the overall average may actually rise, even though the price of an identical unit is falling. In this note, we will look at three possible 'mixes': price range, house type, and zone.

1. PRICE RANGE

Assume that the housing market has only 3 types of houses: A, B, and C. According to Table 1, the price of each of these houses are \$100,000, \$200,000 and \$300,000 in the first period, and each category accounts for one-third of all sales. As a result, the overall average price would be \$200,000. By the second period, the price of each house falls by 20%. Had each category accounted for one-third of sales, then the average price would also fall by 20%. However, there is a shift in the distribution of sales toward the more expensive homes, with 15 percent of sales going to each of A and B, and the remainder toward C. As a result, the overall average price actually rises to \$204,000.

Table One
Hypothetical Illustration of Effect of Mix on Average House Price

	House Type	Period One	Period Two
AVERAGE PRICE	A	100,000	80,000
	B	200,000	160,000
	C	300,000	240,000
PERCENTAGE DISTRIBUTION OF SALES	A	33.3	15
	B	33.3	15
	C	33.3	70
OVERALL AVERAGE PRICE		200,000	204,000
AVERAGE PRICE IF Period One Distribution of Sales			160,000

Is this what has happened with the MLS sales in April, 1990? While TREB does not provide information on identical units, it does provide data by price category. Comparing the distribution of sales in the first 4 months of 1989 with the first four months of 1990, there is, in fact, a shift toward more expensive houses, although it is not a very large shift.

Assuming the average price for each category can be represented by the mid-point of its price range, and using the actual price ranges provided by TREB, then the average price in January - April 1989 would be \$274,100,

which is very close to the overall actual price of \$272,400. Similarly, the average price in January to April 1990 is estimated this way to be \$269,500, which is also close to the actual average of \$268,700. Thus the mid-point average is a good approximation for the overall average.

2. HOUSE TYPE

A second way of looking at price change is to look at the different types of units being sold. Unfortunately, the only data published by TREB on type of unit sold is by tenure. As can be seen in Table Two, the distribution has changed very little, not enough to account for any price movement.

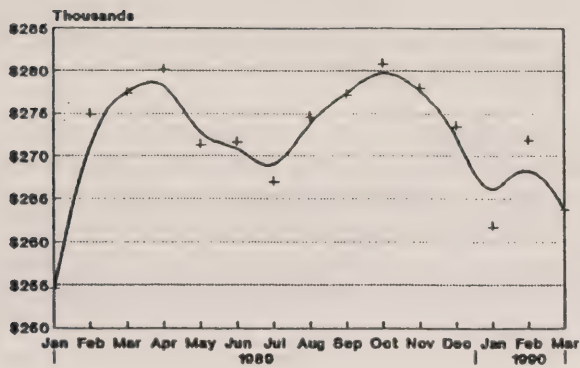
Table Two
Percentage Distribution of Sales by Tenure Category
January to April

		Single	Semi	Condo Town	Condo Apt	Other
1989	January	50	13	12	17	8
	February	53	14	10	16	7
	March	53	13	11	16	7
	April	51	14	10	16	9
	May	51	13	12	16	8
	June	50	14	13	14	9
	July	50	14	12	15	9
	August	51	12	12	16	9
	September	53	13	11	15	8
	October	52	14	11	16	7
	November	52	14	11	15	8
	December	53	13	11	15	8
1990	January	53	13	10	16	8
	February	53	14	10	16	7
	March	52	13	12	16	7
	April	54	13	10	16	7

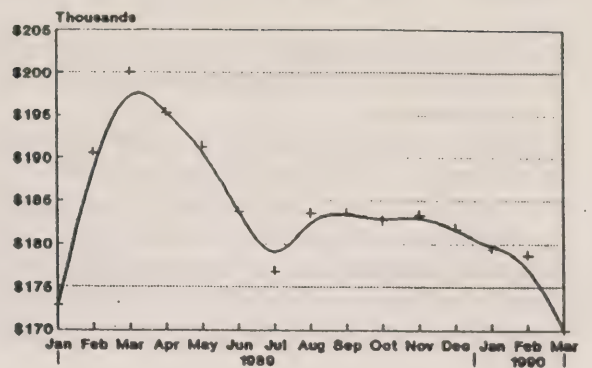
However, there is an interesting change in the price distribution of units sold for each of the categories of house sold. As can be seen in Graph 2, there is a shift in condominium apartments, with more of the expensive condominium apartments being sold in 1990 than in 1989. The same is true, though to a lesser degree in the case of condominium row houses. However, in the other category, which includes primarily singles and semi-detached units, a higher proportion of lower-priced units were sold in 1990 than in 1989. Our untested hypothesis to explain this shift is that, in the condominium market, a large number of units sold were among the new, relatively expensive stock that had been bought by investors and which the purchaser was now trying to turn over. In the single detached market, the units being sold are by homeowners who had already purchased a new home in order to improve their housing and are now selling their older, cheaper house.

AVERAGE PRICE

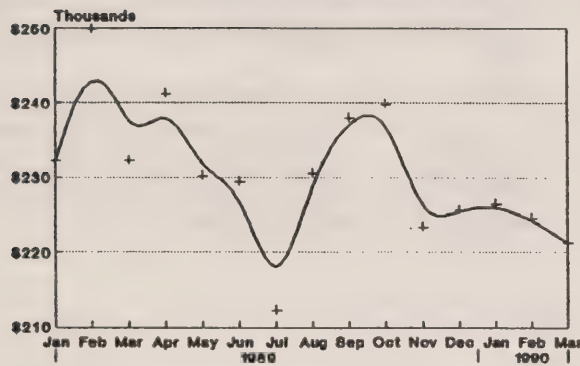
Toronto



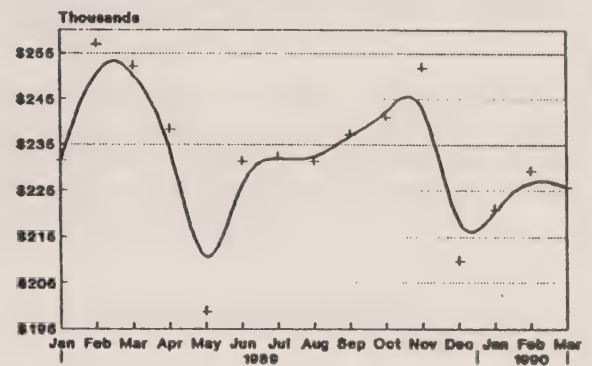
Oshawa



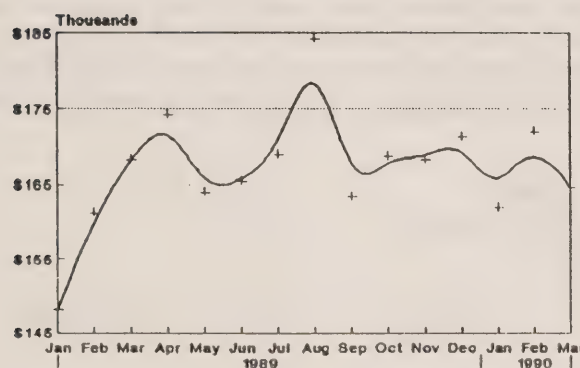
York Region



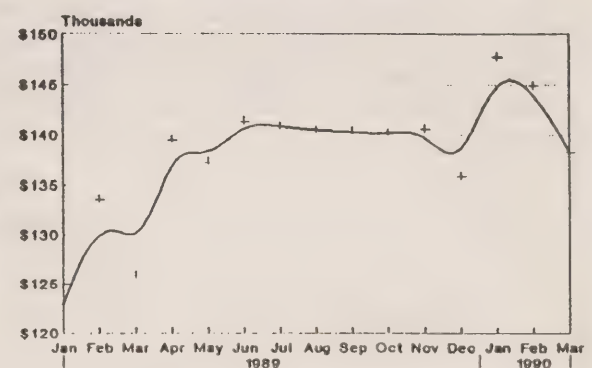
Oakville



Barrie



Peterborough



3. ZONE

The third possibility that we look at is the distribution of sales by zone. Are homes in more expensive zones, as defined by TREB, selling better than homes in lower price level zones?

In January, 1989, the average house price was \$254,600 while in January 1990 it was \$261,500. What would have been the average price in January 1990 if there were no difference in the distribution of sales between the 2 periods? To estimate this hypothetical price, we multiply the 1990 average price in each zone by the 1989 distribution of sales by zone. As can be seen in Table Three, the average price would have been \$258,600, suggesting that the effect of the change in distribution was minimal. Applying the same methodology to the other 3 months, we estimate the average price to be unaffected by the distribution in February and March. However, in April, the effect is more significant: the average price would have been \$267,400 rather than \$277,100

Table Three
Effect of Change in Distribution of Zone Sales on Price

Month	Actual Average Price 1989	Actual Average Price 1990	Estimated Average Price
January	254,600	261,500	258,600
February	274,900	271,800	272,700
March	277,300	263,500	263,100
April	280,100	277,100	267,400

*Estimation done by applying 1989 distribution of sales to 1990 average zone price.

Examining the April data in more detail, we divided the zones into 3 categories: those with an average price in April 1990 more than 15% higher than the overall average (the expensive zones), those with an average price more than 15% below the overall average (the lower priced zones) and all other zones. In the first category are most of the zones in the downtown Toronto area, as well as zones in Markham and Vaughan, and along Bloor St. in Etobicoke. In the lower priced category are zones southeastern Toronto City, Ajax, Pickering and eastern Scarborough, western North York, Brampton and some neighbourhoods in Mississauga.

Table Four
Sales by Price Category
April

Category	Sales 1989	Sales 1990	% Change
Expensive, >15% above average price	566	582	- 3
Low Cost, >15% below average price	1259	911	-28
All other	928	649	-30

As can be seen in Table Four, the number of sales in the more expensive zones declined only slightly between April 1989 and April 1990, while the number of sales in the lower priced zones fell sharply. Thus, the shift in

sales from the lower to the higher priced zones explains part of the reason why the average price actually rose between April 1989 and April 1990.

Supplement Two

A COMPARISON OF PRICES AND SALES ACROSS BOARDS

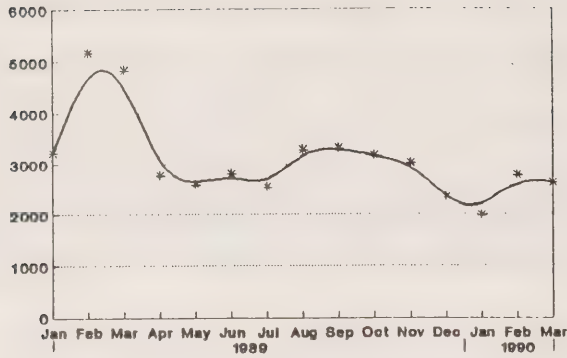
Since the beginning of last year, most real estate boards in the Toronto area have reported declining sales and declining or levelling prices. In this supplement we present 2 sets of graphs: the first compares monthly sales trends across the six major real estate boards situated in the Toronto Branch area. The second graph compares average price across these same boards.

The pattern of sales is almost identical in Oshawa, York Region and Toronto, as sales peaked in February 1989, declined until July, then increasing for a few months before declining again in December, and then increasing slowly. In Oakville, sales increased somewhat earlier. In Barrie and Peterborough, sales have been more erratic, peaking in March and August respectively. Peterborough sales declined steadily from August to December, and since then have been rising.

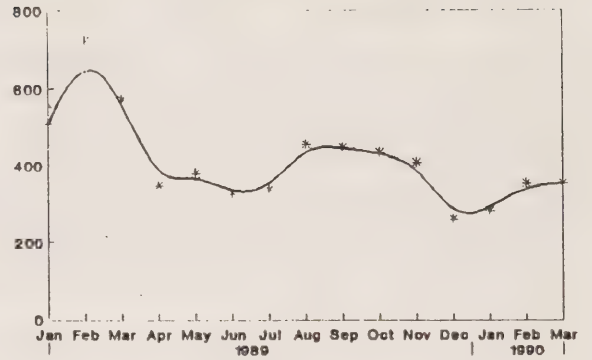
Price movement has been less regular, with prices peaking first in Oakville and York Region in February, a month later in Oshawa, and in April in Toronto. Prices in Toronto and York Region then declined until July, rising for a few months, and then beginning to fall again by October. Oshawa prices remained flat until November, and then gradually declined. Peterborough prices showed very little decline, peaking in January 1990 before beginning to fall. Barrie prices have been very flat since August.

NUMBER OF SALES

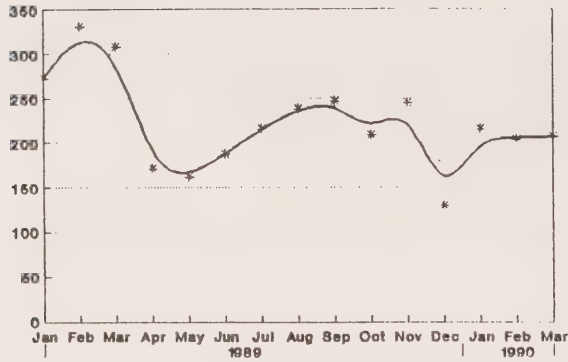
Toronto



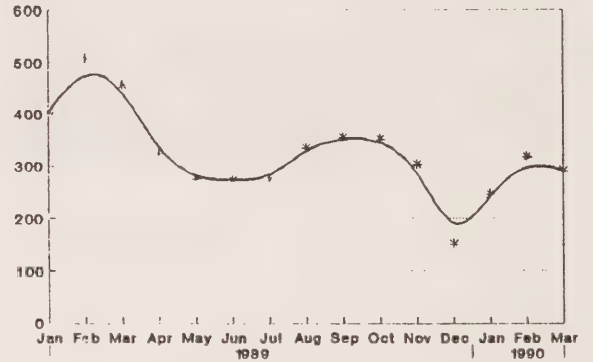
Oshawa



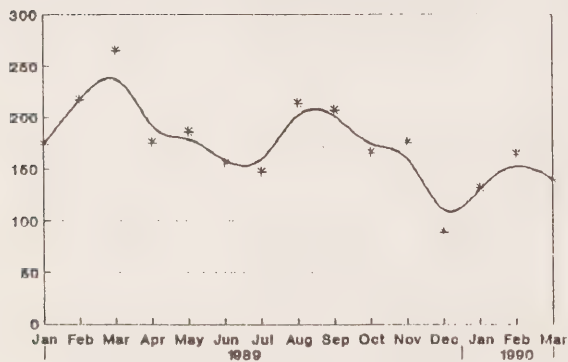
Oakville



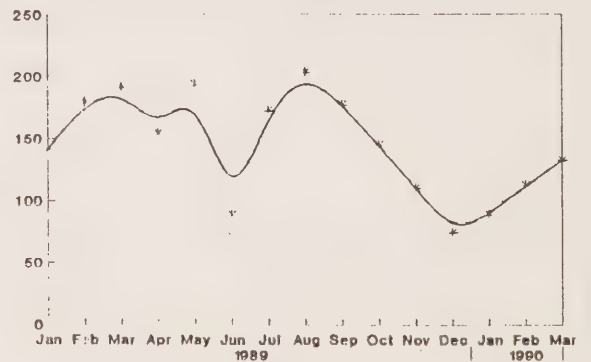
York Region



Barrie



Peterborough



Supplement Three

THE FEDERAL COOPERATIVE HOUSING PROGRAM

by: I. Lithwick

In 1986, CMHC revised the way in which it provides assistance to housing cooperatives. The system, to be run for a 5 year trial period, is currently being reviewed to determine whether it should be extended in the same way as it now operates, or whether it would be revised.

Cooperatives assisted under the Cooperative program received financing of up to 100 per cent of eligible capital costs through a CMHC-insured Index Linked Mortgage(ILM), from a private lender with a planned repayment period of 30 years. Index Linked Mortgages featured initial payments which are relatively low; in 1989, the average initial payment, which uses a complex formula, was based on a 4.87 percent real rate of interest in the first year. Payments increase each year at 2 percent less than the rate of inflation; in 1989, this would have meant an increase of approximately 3%. Increasing the payment each year at less than inflation leaves some extra room for operating cost increases, to ensure that the co-op's housing charges do not rise faster than rents in other buildings. Where the mortgage payments and other operating costs in the first year of operation requires monthly charges in excess of market rent levels, federal assistance is provided to reduce the break-even charges to the market rent level. This assistance is adjusted each year according to a pre-established formula.

In 1989, \$5.5 million in assistance was committed in all Canada for 2039 units, involving \$182 million in Index Linked Mortgages. In the Toronto Branch office, 1,293 units have been committed under the program since 1986 and a further 4 projects, representing 336 units have received Project Development Funds in order to bring the project to the approval stage.

Complete List of ILM Commitments: All Areas Toronto Branch

1986

Ellen McGreal Co-op
35 Sewells Rd.
Scarborough 160 units

Cawthra Mansions Co-op
211, 215, 219 College St
Toronto 84 units

Milliken Co-op
10 Alton Towers Circle
Scarborough 102 units

Black Creek Co-op
1779 Jane St.
North York 140 units

1987

Angus Co-op Phase I and II
12 River Drive
Angus, Ontario 53 units

Jackson's Point Co-op
Dalton Rd.
Jackson's Point (Georgina) 41 units

Midland-Mountainview Family Co-op
661 King Street
Midland 50 units

Rouge Valley Co-op
1095 Neilson Rd.
Scarborough 126 units

Rossland Ridge Co-op
909 Rossland Rd. W.
Oshawa 92 units

<u>1988</u>		H.O.P.E. Co-op Sandford St. & Savage Rd. Newmarket	60 units
Bill White Co-op 4 Antrim Cres. Scarborough	64 units	<u>1990 Project Development Funding</u>	
Oshawa Creek Co-op 233 Albert Street Oshawa	81 units	Gardenview Co-op 3370 Kingston Rd. Scarborough	86 units
Carruthers Road Co-op 9 Carruthers Rd. Georgetown	40 units	Roedean Co-op Cowan & Kerr Streets Oakville	100 units
<u>1989</u>		Acacia Co-op Brittania Rd. Mississauga	85 units
Humberview Co-op 2094/2120 Weston Rd. York	140 units	Westwood Co-op (extended PDF status) 2346 Weston Road York	65 units
Frank G. McLoughlin 55 Maple Leaf Circle Brampton	60 units		

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Caven, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen (i.e., "-") is inserted in the following tables in cases where data is not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a. Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b. Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c. Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS – refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS – refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION – refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS – Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED – refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY – refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS – refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

APRIL 1990

-----APRIL HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	2,187	965	-55.9%	1,841	1,170	-36.4%	4,028	2,135	-47.0%
GREATER TORONTO AREA	2,042	879	-57.0%	1,785	1,124	-37.0%	3,827	2,003	-47.7%
TORONTO CMA:	1,671	716	-57.2%	1,713	1,124	-34.4%	3,384	1,840	-45.6%
METRO TORONTO:	278	99	-64.4%	1,209	554	-54.2%	1,487	653	-56.1%
Toronto City	3	1	-66.7%	790	138	-82.5%	793	139	-82.5%
East York	1	2	100.0%	0	0	N/A	1	2	100.0%
Etobicoke	1	56	5500.0%	1	0	-100.0%	2	56	2700.0%
North York	14	25	78.6%	147	0	-100.0%	161	25	-84.5%
Scarborough	258	12	-95.3%	267	406	52.1%	525	418	-20.4%
York City	1	3	200.0%	4	10	150.0%	5	13	160.0%
YORK REGION:	669	127	-81.0%	0	180	N/A	669	307	-54.1%
Aurora	39	7	-82.1%	0	0	N/A	39	7	-82.1%
East Gwillimbury	32	7	-78.1%	0	0	N/A	32	7	-78.1%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
King	19	1	-94.7%	0	0	N/A	19	1	-94.7%
Markham	45	16	-64.4%	0	0	N/A	45	16	-64.4%
Newmarket	47	44	-6.4%	0	0	N/A	47	44	-6.4%
Richmond Hill	310	6	-98.1%	0	180	N/A	310	186	-40.0%
Vaughan	164	46	-72.0%	0	0	N/A	164	46	-72.0%
Whitchurch-Stouff.	12	0	-100.0%	0	0	N/A	12	0	-100.0%
PEEL REGION:	468	178	-62.0%	342	53	-84.5%	810	231	-71.5%
Brampton	136	47	-65.4%	0	53	N/A	136	100	-26.5%
Caledon	28	13	-53.6%	0	0	N/A	28	13	-53.6%
Mississauga	304	118	-61.2%	342	0	-100.0%	646	118	-81.7%
HALTON REGION:	159	48	-69.8%	206	258	25.2%	365	306	-16.2%
Burlington **	57	29	-49.1%	62	0	-100.0%	119	29	-75.6%
Halton Hills	7	4	-42.9%	84	0	-100.0%	91	4	-95.6%
Milton	12	4	-66.7%	0	154	N/A	12	158	1216.7%
Oakville	83	11	-86.7%	60	104	73.3%	143	115	-19.6%
REST OF TORONTO CMA:	154	293	90.3%	18	79	338.9%	172	372	116.3%
Ajax	79	279	253.2%	10	75	650.0%	89	354	297.8%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Orangeville	29	0	-100.0%	0	4	N/A	29	4	-86.2%
Pickering	27	7	-74.1%	0	0	N/A	27	7	-74.1%
Tecumseth	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	10	5	-50.0%	8	0	-100.0%	18	5	-72.2%
West Gwillimbury	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	468	427	-8.8%	28	79	182.1%	496	506	2.0%
OSHAWA CMA:	343	136	-60.3%	10	4	-60.0%	353	140	-60.3%
Oshawa City	99	15	-84.8%	6	2	-66.7%	105	17	-83.8%
Newcastle	185	84	-54.6%	4	2	-50.0%	189	86	-54.5%
Whitby	59	37	-37.3%	0	0	N/A	59	37	-37.3%
REST OF DURHAM:	125	291	132.8%	18	75	316.7%	143	366	155.9%
Ajax	79	279	253.2%	10	75	650.0%	89	354	297.8%
Brock	9	0	-100.0%	0	0	N/A	9	0	-100.0%
Pickering	27	7	-74.1%	0	0	N/A	27	7	-74.1%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	10	5	-50.0%	8	0	-100.0%	18	5	-72.2%
SIMCOE COUNTY:	56	42	-25.0%	20	0	-100.0%	76	42	-44.7%
BARRIE CA:	27	18	-33.3%	0	0	N/A	27	18	-33.3%
Barrie City	19	1	-94.7%	0	0	N/A	19	1	-94.7%
Innisfil	2	9	350.0%	0	0	N/A	2	9	350.0%
Vespra	6	8	33.3%	0	0	N/A	6	8	33.3%
COLLINGWOOD CA:	3	0	-100.0%	0	0	N/A	3	0	-100.0%

** not part of the Toronto CMA

-----APRIL HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	13	18	38.5%	2	0	-100.0%	15	18	20.0%
Midland Town	1	13	1200.0%	2	0	-100.0%	3	13	333.3%
Penetanguishene	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	1	.0%	0	0	N/A	1	1	.0%
Tay Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Tiny Township	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Victoria Harbour	2	1	-50.0%	0	0	N/A	2	1	-50.0%
ORILLIA CA:	4	4	.0%	18	0	-100.0%	22	4	-81.8%
Orillia City	4	3	-25.0%	18	0	-100.0%	22	3	-86.4%
Orillia Township	0	1	N/A	0	0	N/A	0	1	N/A
REST OF SIMCOE COUNTY:	9	2	-77.8%	0	0	N/A	9	2	-77.8%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Bradford	4	0	-100.0%	0	0	N/A	4	0	-100.0%
MUSKOKA DISTRICT:	3	5	66.7%	0	16	N/A	3	21	600.0%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	3	5	66.7%	0	16	N/A	3	21	600.0%
VICTORIA/HALIBURTON:	38	5	-86.8%	0	0	N/A	38	5	-86.8%
LINDSAY CA:	38	5	-86.8%	0	0	N/A	38	5	-86.8%
Lindsay Town	33	4	-87.9%	0	0	N/A	33	4	-87.9%
Ops Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	48	31	-35.4%	98	30	-69.4%	146	61	-58.2%
PETERBOROUGH CA:	48	31	-35.4%	98	30	-69.4%	146	61	-58.2%
Peterborough City	40	15	-62.5%	98	30	-69.4%	138	45	-67.4%
Dummer Township	4	3	-25.0%	0	0	N/A	4	3	-25.0%
Duoro Township	0	1	N/A	0	0	N/A	0	1	N/A
Ennismore Township	3	5	66.7%	0	0	N/A	3	5	66.7%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	3	N/A	0	0	N/A	0	3	N/A
Smith Township	1	4	300.0%	0	0	N/A	1	4	300.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	57	32	-43.9%	0	0	N/A	57	32	-43.9%
COBOURG CA:	36	10	-72.2%	0	0	N/A	36	10	-72.2%
Cobourg	36	10	-72.2%	0	0	N/A	36	10	-72.2%
REST OF NORTHUMBERLAND:	21	22	4.8%	0	0	N/A	21	22	4.8%
Port Hope	16	6	-62.5%	0	0	N/A	16	6	-62.5%
Murray Township	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	0	16	N/A	0	0	N/A	0	16	N/A

JANUARY-APRIL HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	7,842	3,888	-50.4%	8,906	6,553	-26.4%	16,748	10,441	-37.7%
GREATER TORONTO AREA	6,872	3,041	-55.7%	8,209	5,778	-29.6%	15,081	8,819	-41.5%
TORONTO CMA:	6,011	2,434	-59.5%	7,961	5,379	-32.4%	13,972	7,813	-44.1%
METRO TORONTO:	664	269	-59.5%	4,363	2,715	-37.8%	5,027	2,984	-40.6%
Toronto City	25	20	-20.0%	1,184	482	-59.3%	1,209	502	-58.5%
East York	6	14	133.3%	0	44	N/A	6	58	866.7%
Etobicoke	13	66	407.7%	323	629	94.7%	336	695	106.8%
North York	149	85	-43.0%	468	294	-37.2%	617	379	-38.6%
Scarborough	421	75	-82.2%	2,177	1,248	-42.7%	2,598	1,323	-49.1%
York City	50	9	-82.0%	211	18	-91.5%	261	27	-89.7%
YORK REGION:	2,751	957	-65.2%	753	973	29.2%	3,504	1,930	-44.9%
Aurora	194	35	-82.0%	3	0	-100.0%	197	35	-82.2%
East Gwillimbury	45	13	-71.1%	0	0	N/A	45	13	-71.1%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	321	84	-73.8%	30	36	20.0%	351	120	-65.8%
King	69	15	-78.3%	0	0	N/A	69	15	-78.3%
Markham	630	233	-63.0%	311	341	9.6%	941	574	-39.0%
Newmarket	183	373	103.8%	0	0	N/A	183	373	103.8%
Richmond Hill	705	49	-93.0%	409	394	-3.7%	1,114	443	-60.2%
Vaughan	516	150	-70.9%	0	202	N/A	516	352	-31.8%
Whitchurch-Stouff.	88	5	-94.3%	0	0	N/A	88	5	-94.3%
PEEL REGION:	1,407	644	-54.2%	2,479	811	-67.3%	3,886	1,455	-62.6%
Brampton	655	315	-51.9%	393	461	17.3%	1,048	776	-26.0%
Caledon	77	43	-44.2%	0	0	N/A	77	43	-44.2%
Mississauga	675	286	-57.6%	2,086	350	-83.2%	2,761	636	-77.0%
HALTON REGION:	741	250	-66.3%	422	675	60.0%	1,163	925	-20.5%
Burlington **	183	176	-3.8%	172	73	-57.6%	355	249	-29.9%
Halton Hills	47	11	-76.6%	84	0	-100.0%	131	11	-91.6%
Milton	23	10	-56.5%	0	154	N/A	23	164	613.0%
Oakville	488	53	-89.1%	166	448	169.9%	654	501	-23.4%
REST OF TORONTO CMA:	631	490	-22.3%	116	278	139.7%	747	768	2.8%
Ajax	298	288	-3.4%	61	258	323.0%	359	546	52.1%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	26	3	-88.5%	0	0	N/A	26	3	-88.5%
Orangeville	41	3	-92.7%	0	10	N/A	41	13	-68.3%
Pickering	139	93	-33.1%	0	2	N/A	139	95	-31.7%
Tecumseth	56	57	1.8%	0	0	N/A	56	57	1.8%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	33	7	-78.8%	55	0	-100.0%	88	7	-92.0%
West Gwillimbury	15	38	153.3%	0	0	N/A	15	38	153.3%
Mono Township **	0	3	N/A	0	0	N/A	0	3	N/A
DURHAM REGION:	1,309	921	-29.6%	192	604	214.6%	1,501	1,525	1.6%
OSHAWA CMA:	814	520	-36.1%	76	342	350.0%	890	862	-3.1%
Oshawa City	216	32	-85.2%	72	188	161.1%	288	220	-23.6%
Newcastle	411	302	-26.5%	4	10	150.0%	415	312	-24.8%
Whitby	187	186	-.5%	0	144	N/A	187	330	76.5%
REST OF DURHAM:	495	401	-19.0%	116	262	125.9%	611	663	8.5%
Ajax	298	288	-3.4%	61	258	323.0%	359	546	52.1%
Brock	16	6	-62.5%	0	0	N/A	16	6	-62.5%
Pickering	139	93	-33.1%	0	2	N/A	139	95	-31.7%
Scugog	9	7	-22.2%	0	2	N/A	9	9	.0%
Uxbridge	33	7	-78.8%	55	0	-100.0%	88	7	-92.0%
SIMCOE COUNTY:	681	728	6.9%	555	712	28.3%	1,236	1,440	16.5%
BARRIE CA:	379	421	11.1%	231	487	110.8%	610	908	48.9%
Barrie City	140	353	152.1%	231	487	110.8%	371	840	126.4%
Innisfil	205	42	-79.5%	0	0	N/A	205	42	-79.5%
Vespra	34	26	-23.5%	0	0	N/A	34	26	-23.5%
COLLINGWOOD CA:	10	18	80.0%	232	177	-23.7%	242	195	-19.4%

** not part of the Toronto CMA

-----JANUARY-APRIL HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	95	110	15.8%	18	9	-50.0%	113	119	5.3%
Midland Town	9	15	66.7%	6	9	50.0%	15	24	60.0%
Penetanguishene	36	5	-86.1%	12	0	-100.0%	48	5	-89.6%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	2	100.0%	0	0	N/A	1	2	100.0%
Tay Township	14	6	-57.1%	0	0	N/A	14	6	-57.1%
Tiny Township	32	77	140.6%	0	0	N/A	32	77	140.6%
Victoria Harbour	3	5	66.7%	0	0	N/A	3	5	66.7%
ORILLIA CA:	75	78	4.0%	74	31	-58.1%	149	109	-26.8%
Orillia City	22	15	-31.8%	74	31	-58.1%	96	46	-52.1%
Orillia Township	53	63	18.9%	0	0	N/A	53	63	18.9%
REST OF SIMCOE COUNTY:	122	101	-17.2%	0	8	N/A	122	109	-10.7%
Adjala	2	2	.0%	0	0	N/A	2	2	.0%
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	56	57	1.8%	0	0	N/A	56	57	1.8%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	15	38	153.3%	0	0	N/A	15	38	153.3%
Bradford	26	3	-88.5%	0	0	N/A	26	3	-88.5%
MUSKOKA COUNTY:	111	69	-37.8%	156	86	-44.9%	267	155	-41.9%
Bracebridge	50	22	-56.0%	37	48	29.7%	87	70	-19.5%
Gravenhurst	5	7	40.0%	34	6	-82.4%	39	13	-66.7%
Huntsville	56	40	-28.6%	85	32	-62.4%	141	72	-48.9%
VICTORIA/HALIBURTON:	81	39	-51.9%	0	0	N/A	81	39	-51.9%
LINDSAY CA:	69	33	-52.2%	0	0	N/A	69	33	-52.2%
Lindsay Town	64	30	-53.1%	0	0	N/A	64	30	-53.1%
Ops Township	5	3	-40.0%	0	0	N/A	5	3	-40.0%
REST OF VICTORIA/HALIBURTON:	12	6	-50.0%	0	0	N/A	12	6	-50.0%
Penelon Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	175	116	-33.7%	98	30	-69.4%	273	146	-46.5%
PETERBOROUGH CA:	136	112	-17.6%	98	30	-69.4%	234	142	-39.3%
Peterborough City	93	77	-17.2%	98	30	-69.4%	191	107	-44.0%
Dummer Township	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Duro Township	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Ennismore Township	7	17	142.9%	0	0	N/A	7	17	142.9%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	2	2	.0%	0	0	N/A	2	2	.0%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	1	3	200.0%	0	0	N/A	1	3	200.0%
Smith Township	19	9	-52.6%	0	0	N/A	19	9	-52.6%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	39	4	-89.7%	0	0	N/A	39	4	-89.7%
NORTHUMBERLAND COUNTY:	105	71	-32.4%	60	20	-66.7%	165	91	-44.8%
COBOURG CA:	41	21	-48.8%	60	20	-66.7%	101	41	-59.4%
Cobourg	41	21	-48.8%	60	20	-66.7%	101	41	-59.4%
REST OF NORTHUMBERLAND:	64	50	-21.9%	0	0	N/A	64	50	-21.9%
Port Hope	22	8	-63.6%	0	0	N/A	22	8	-63.6%
Murray Township	14	12	-14.3%	0	0	N/A	14	12	-14.3%
Brighton Township	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Hope Township	2	5	150.0%	0	0	N/A	2	5	150.0%
Percy Township	16	2	-87.5%	0	0	N/A	16	2	-87.5%
Hamilton Township	6	21	250.0%	0	0	N/A	6	21	250.0%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,499	187	225	433	2,445	65	476	144	956	867	3,877	9,430
STARTS - Current Month	965	34	112	16	414	0	162	78	354	206	930	2,135
- Year-To-Date 1990	3,888	82	217	129	3,700	261	833	86	1,245	693	5,778	10,441
- Year-To-Date 1989	7,842	70	244	502	6,617	175	506	18	774	939	7,897	16,748
Under Construction - 1990	12,178	183	447	670	16,899	261	2,584	296	2,966	1,674	22,449	36,484
- 1989	15,089	181	712	897	18,956	214	3,457	131	3,242	1,954	25,655	42,879
COMPLETIONS - Current Month	1,487	12	15	106	1,092	0	627	87	281	208	2,000	3,707
- Year-To-Date 1990	7,019	116	126	338	4,296	6	1,498	240	1,345	710	7,139	14,984
- Year-To-Date 1989	8,271	164	362	509	6,574	23	1,019	229	1,135	1,123	8,728	18,286
Completed & Not Absorbed - 1990	896	44	115	114	1,152	0	1,108	0	0	229	2,260	3,429
- 1989	146	7	153	97	1,514	0	329	0	0	250	1,843	2,246
Total Supply - 1990	17,573	414	787	1,217	20,496	326	4,168	440	3,922	2,770	28,586	49,343
- 1989	20,568	378	907	1,415	22,095	214	4,552	584	5,098	3,120	31,745	55,811
Absorptions - Current Month	1,375	11	64	112	694	0	408	87	281	263	1,383	3,032
- 3 Month Average	1,800	25	84	103	993	2	367	54	356	243	1,716	3,784
- 12 Month Average	2,007	27	119	103	1,043	1	277	56	213	279	1,533	3,846
GREATER TORONTO AREA												
Pending Starts	3,562	151	241	291	2,285	65	451	144	956	741	3,692	8,146
STARTS - Current Month	879	34	112	0	384	0	162	78	354	190	900	2,003
- Year-To-Date 1990	3,041	56	226	74	3,506	221	746	86	863	607	5,115	8,819
- Year-To-Date 1989	6,872	64	210	470	6,225	175	273	18	774	873	7,272	15,081
Under Construction - 1990	9,931	132	377	412	16,203	221	2,471	272	2,629	1,282	21,303	32,648
- 1989	13,497	150	675	865	18,779	214	2,943	131	3,164	1,885	24,886	40,418
COMPLETIONS - Current Month	1,336	12	15	60	1,010	0	600	87	281	162	1,891	3,401
- Year-To-Date 1990	5,621	78	117	316	3,876	57	1,338	240	1,345	730	6,559	12,988
- Year-To-Date 1989	6,970	132	372	463	6,419	15	868	103	1,045	953	8,332	16,387
Completed & Not Absorbed - 1990	792	35	114	118	1,144	0	888	0	0	232	2,032	3,091
- 1989	173	6	159	126	1,393	0	301	0	0	285	1,694	2,158
Total Supply - 1990	14,285	318	732	821	19,632	286	3,810	416	3,585	2,255	27,027	43,885
- 1989	17,595	320	872	1,370	21,777	214	3,919	584	4,993	3,040	30,689	51,644
Absorptions - Current Month	1,212	10	64	76	619	0	369	87	281	227	1,269	2,718
- 3 Month Average	1,388	16	81	120	887	0	324	73	356	274	1,567	3,245
- 12 Month Average	1,597	17	113	108	1,002	0	234	57	196	278	1,432	3,324
TORONTO CMA												
Pending Starts	3,000	121	181	291	2,285	65	428	144	956	681	3,669	7,471
STARTS - Current Month	716	36	112	0	384	0	160	78	354	190	898	1,840
- Year-To-Date 1990	2,434	46	208	23	3,348	221	622	86	825	538	4,795	7,813
- Year-To-Date 1989	6,011	44	210	358	6,173	175	249	18	734	761	7,156	13,972
Under Construction - 1990	8,429	112	355	352	15,505	221	2,403	272	2,494	1,200	20,402	30,143
- 1989	11,457	94	580	597	18,430	214	2,710	71	3,023	1,462	24,163	37,176
COMPLETIONS - Current Month	1,101	14	0	49	1,010	0	601	77	179	126	1,790	3,031
- Year-To-Date 1990	4,335	56	70	194	3,873	0	1,369	170	1,223	434	6,465	11,290
- Year-To-Date 1989	6,264	106	316	418	6,181	15	814	103	1,045	852	8,040	15,262
Completed & Not Absorbed - 1990	748	27	96	83	1,132	0	862	0	0	179	1,994	2,948
- 1989	126	6	136	97	1,364	0	301	0	0	233	1,665	2,030
Total Supply - 1990	12,177	260	632	726	18,922	286	3,693	416	3,450	2,060	26,065	40,562
- 1989	14,792	168	753	1,073	21,399	214	3,610	514	4,701	2,554	29,710	47,224
Absorptions - Current Month	955	9	49	62	618	0	375	77	179	188	1,172	2,324
- 3 Month Average	1,051	8	75	71	885	0	332	34	349	180	1,566	2,805
- 12 Month Average	1,317	12	97	73	975	0	208	47	194	217	1,377	2,923

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	578	69	8	16	2,152	7	428	12	571	43	3,151	3,841
STARTS - Current Month	99	16	0	0	126	0	160	14	238	14	524	653
- Year-To-Date 1990	269	16	0	23	2,018	6	171	22	459	51	2,648	2,984
- Year-To-Date 1989	664	30	116	84	3,142	120	220	18	633	338	3,995	5,027
Under Construction - 1990	1,077	50	54	107	9,381	6	621	22	1,500	189	11,502	12,818
- 1989	1,267	50	84	142	10,771	120	1,025	37	2,287	383	14,083	15,781
COMPLETIONS - Current Month	236	8	0	0	0	0	573	0	179	0	752	996
- Year-To-Date 1990	659	18	12	0	1,747	0	1,267	40	791	52	3,805	4,534
- Year-To-Date 1989	853	32	68	0	4,202	0	436	0	882	68	5,520	6,473
Completed & Not Absorbed - 1990	57	8	43	6	248	0	489	0	0	49	737	851
- 1989	5	1	45	0	990	0	51	0	0	45	1,041	1,092
Total Supply - 1990	1,712	127	105	129	11,781	13	1,538	34	2,071	281	15,390	17,510
- 1989	1,696	95	166	176	13,101	120	1,537	122	3,325	584	17,963	20,338
Absorptions - Current Month	235	5	0	0	51	0	367	0	179	0	597	837
- 3 Month Average	137	2	4	5	554	0	172	13	205	22	931	1,092
- 12 Month Average	149	8	8	11	609	0	89	16	140	35	838	1,030
TORONTO CITY												
Pending Starts	53	40	8	0	1,451	0	192	12	369	20	2,012	2,125
STARTS - Current Month	1	2	0	0	0	0	10	14	112	14	122	139
- Year-To-Date 1990	20	2	0	0	327	6	21	14	112	20	460	502
- Year-To-Date 1989	25	10	105	0	576	0	218	0	275	105	1,069	1,209
Under Construction - 1990	73	16	54	6	2,925	6	463	14	633	80	4,021	4,190
- 1989	52	28	73	0	3,286	0	723	0	985	73	4,994	5,147
COMPLETIONS - Current Month	16	2	0	0	0	0	6	0	15	0	21	39
- Year-To-Date 1990	36	8	0	0	728	0	15	40	185	40	928	1,012
- Year-To-Date 1989	47	16	54	0	1,742	0	36	0	522	54	2,300	2,417
Completed & Not Absorbed - 1990	1	4	40	0	95	0	40	0	0	40	135	180
- 1989	0	1	40	0	280	0	2	0	0	40	282	323
Total Supply - 1990	127	60	102	6	4,471	6	695	26	1,002	140	6,168	6,495
- 1989	100	50	150	0	3,940	0	783	85	1,783	235	6,506	6,891
Absorptions - Current Month	17	1	0	0	21	0	7	0	15	0	43	61
- 3 Month Average	6	1	0	0	204	0	24	13	57	13	285	305
- 12 Month Average	7	4	5	0	139	0	34	3	60	8	233	252
EAST YORK												
Pending Starts	15	3	0	0	0	0	0	0	0	0	0	18
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	14	0	0	0	44	0	0	0	0	0	44	58
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1990	29	0	0	0	639	0	0	0	0	0	639	668
- 1989	11	0	0	0	35	0	0	0	0	0	35	46
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1989	18	2	0	0	0	0	0	0	0	0	0	20
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	46	3	0	0	639	0	0	0	0	0	639	688
- 1989	12	2	0	0	35	0	169	0	0	0	204	218
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	2	0	0	0	12	0	0	0	0	0	12	14

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	216	4	0	0	45	0	0	0	0	0	45	265
STARTS - Current Month	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1990	66	0	0	0	510	0	0	0	119	0	629	695
- Year-To-Date 1989	13	4	0	0	300	0	1	18	0	18	301	336
Under Construction - 1990	119	4	0	33	1,160	0	8	0	119	33	1,287	1,443
- 1989	132	4	0	0	1,169	0	1	37	263	37	1,433	1,606
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	52	0	0	0	0	0	458	0	110	0	568	620
- Year-To-Date 1989	107	4	0	0	683	0	398	0	0	0	1,081	1,192
Completed & Not Absorbed - 1990	1	0	0	0	0	0	10	0	0	0	10	11
- 1989	0	0	0	0	152	0	28	0	0	0	180	180
Total Supply - 1990	336	8	0	33	1,205	0	18	0	119	33	1,342	1,719
- 1989	165	8	0	0	1,321	0	31	37	263	37	1,615	1,825
Absorptions - Current Month	7	0	0	0	0	0	5	0	0	0	5	12
- 3 Month Average	15	0	0	0	0	0	148	0	37	0	185	200
- 12 Month Average	19	1	0	0	71	0	43	3	22	3	136	159
NORTH YORK												
Pending Starts	173	0	0	0	0	0	0	0	202	0	202	375
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	85	0	0	23	271	0	0	0	0	23	271	379
- Year-To-Date 1989	149	0	11	0	293	0	0	0	164	11	457	617
Under Construction - 1990	407	0	0	34	725	0	0	0	68	34	793	1,234
- 1989	335	0	11	0	2,145	0	0	0	377	11	2,522	2,868
COMPLETIONS - Current Month	66	0	0	0	0	0	0	0	164	0	164	230
- Year-To-Date 1990	202	0	12	0	213	0	0	0	254	12	467	681
- Year-To-Date 1989	197	0	0	0	1,397	0	0	0	0	0	1,397	1,594
Completed & Not Absorbed - 1990	20	0	3	0	138	0	0	0	0	3	138	161
- 1989	0	0	0	0	322	0	0	0	0	0	322	322
Total Supply - 1990	600	0	3	34	863	0	0	0	270	37	1,133	1,770
- 1989	522	0	11	0	2,467	0	0	0	445	11	2,912	3,445
Absorptions - Current Month	62	0	0	0	30	0	0	0	164	0	194	256
- 3 Month Average	44	0	4	0	83	0	0	0	30	4	113	161
- 12 Month Average	43	0	2	0	192	0	0	0	18	2	210	255
SCARBOROUGH												
Pending Starts	92	2	0	16	656	7	235	0	0	23	891	1,008
STARTS - Current Month	12	4	0	0	126	0	150	0	126	0	402	418
- Year-To-Date 1990	75	4	0	0	866	0	150	0	228	0	1,244	1,323
- Year-To-Date 1989	421	0	0	84	1,973	120	0	0	0	204	1,973	2,598
Under Construction - 1990	430	4	0	34	3,463	0	150	0	340	34	3,953	4,421
- 1989	687	4	0	142	4,136	120	300	0	468	262	4,904	5,857
COMPLETIONS - Current Month	137	6	0	0	0	0	567	0	0	0	567	710
- Year-To-Date 1990	325	8	0	0	806	0	794	0	48	0	1,648	1,981
- Year-To-Date 1989	464	0	14	0	253	0	0	0	150	14	403	881
Completed & Not Absorbed - 1990	33	3	0	6	15	0	439	0	0	6	454	496
- 1989	5	0	5	0	229	0	21	0	0	5	250	260
Total Supply - 1990	555	9	0	56	4,134	7	824	0	340	63	5,298	5,925
- 1989	830	14	5	176	4,662	120	553	0	640	301	5,855	7,000
Absorptions - Current Month	138	4	0	0	0	0	355	0	0	0	355	497
- 3 Month Average	62	0	0	5	267	0	0	0	16	5	283	350
- 12 Month Average	71	0	1	11	184	0	12	10	24	22	220	313

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	29	20	0	0	0	0	1	0	0	0	1	50
STARTS - Current Month	3	10	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	9	10	0	0	0	0	0	8	0	8	0	27
- Year-To-Date 1989	50	16	0	0	0	0	1	0	194	0	195	261
Under Construction - 1990	19	26	0	0	469	0	0	8	340	8	809	862
- 1989	50	14	0	0	0	0	1	0	194	0	195	259
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	25	2	0	0	0	0	0	0	194	0	194	221
- Year-To-Date 1989	20	10	0	0	127	0	2	0	210	0	339	369
Completed & Not Absorbed - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	7	0	0	0	0	0	7	7
Total Supply - 1990	48	47	0	0	469	0	1	8	340	8	810	913
- 1989	67	21	0	0	676	0	1	0	194	0	871	959
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	7	1	0	0	0	0	0	0	65	0	65	73
- 12 Month Average	7	3	0	0	11	0	0	0	16	0	27	37
YORK REGION												
Pending Starts	766	0	122	56	1	58	0	60	0	296	1	1,063
STARTS - Current Month	127	0	0	0	0	0	0	64	116	64	116	307
- Year-To-Date 1990	957	0	0	0	579	0	214	64	116	64	909	1,930
- Year-To-Date 1989	2,751	6	24	0	720	0	3	0	0	24	723	3,504
Under Construction - 1990	3,131	0	6	76	2,244	0	214	79	501	161	2,959	6,251
- 1989	4,815	12	24	85	1,650	0	3	11	96	120	1,749	6,696
COMPLETIONS - Current Month	353	0	0	0	0	0	0	77	0	77	0	430
- Year-To-Date 1990	1,541	12	22	16	814	0	0	118	0	156	814	2,523
- Year-To-Date 1989	2,230	36	21	146	1,126	0	0	53	60	220	1,186	3,672
Completed & Not Absorbed - 1990	382	6	6	2	100	0	0	0	0	8	100	496
- 1989	27	0	11	38	253	0	0	0	0	49	253	329
Total Supply - 1990	4,279	6	134	134	2,345	58	214	139	501	465	3,060	7,810
- 1989	6,119	32	35	139	1,903	0	31	242	131	416	2,065	8,632
Absorptions - Current Month	262	0	2	0	87	0	0	77	0	79	87	428
- 3 Month Average	393	2	8	5	214	0	0	14	0	27	214	636
- 12 Month Average	502	1	7	13	128	0	0	16	8	36	136	675
AURORA												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1989	194	0	0	0	0	0	3	0	0	0	3	197
Under Construction - 1990	214	0	0	0	21	0	0	0	0	0	21	235
- 1989	266	0	0	38	20	0	3	11	0	49	23	338
COMPLETIONS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	75	0	0	0	0	0	0	0	0	0	0	75
- Year-To-Date 1989	53	0	0	40	154	0	0	12	0	52	154	259
Completed & Not Absorbed - 1990	36	0	0	0	0	0	0	0	0	0	0	36
- 1989	0	0	0	10	25	0	0	0	0	10	25	35
Total Supply - 1990	269	0	0	0	21	0	0	0	0	0	21	290
- 1989	311	0	0	48	45	0	3	11	0	59	48	418
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
- 12 Month Average	25	0	0	7	6	0	0	1	0	8	6	39

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	45	0	0	0	0	0	0	0	0	0	0	45
Under Construction - 1990	29	0	0	0	0	0	0	0	0	0	0	29
- 1989	84	0	0	0	0	0	0	0	0	0	0	84
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1989	67	0	0	0	0	0	0	0	0	0	0	67
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	38	0	0	0	0	0	0	0	0	0	0	38
- 1989	112	0	0	0	0	0	0	0	0	0	0	112
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
GEORGINA TOWNSHIP												
Pending Starts	60	0	0	0	0	0	0	0	0	0	0	60
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	84	0	0	0	36	0	0	0	0	0	36	120
- Year-To-Date 1989	321	6	24	0	0	0	0	0	0	24	0	351
Under Construction - 1990	362	0	0	0	86	0	0	8	35	8	121	491
- 1989	451	12	24	0	0	0	0	0	0	24	0	487
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	231	12	6	16	0	0	0	20	0	42	0	285
- Year-To-Date 1989	174	36	0	48	0	0	0	41	60	89	60	359
Completed & Not Absorbed - 1990	18	6	5	2	0	0	0	0	0	7	0	31
- 1989	0	0	0	24	0	0	0	0	0	24	0	24
Total Supply - 1990	440	6	5	2	86	0	0	8	35	15	121	582
- 1989	637	32	24	24	0	0	28	64	35	112	63	844
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	73	2	2	5	0	0	0	7	0	14	0	89
- 12 Month Average	64	1	3	1	2	0	0	5	0	9	2	76
KING												
Pending Starts	18	0	0	0	0	0	0	0	0	0	0	18
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1989	69	0	0	0	0	0	0	0	0	0	0	69
Under Construction - 1990	58	0	0	0	0	0	0	0	0	0	0	58
- 1989	115	0	0	0	0	0	0	0	0	0	0	115
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1989	85	0	0	0	0	0	0	0	0	0	0	85
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	80	0	0	0	0	0	0	0	0	0	0	80
- 1989	184	0	0	0	0	0	0	0	0	0	0	184
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	154	0	0	0	0	0	0	0	0	0	0	154
STARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	233	0	0	0	341	0	0	0	0	0	341	574
- Year-To-Date 1989	630	0	0	0	311	0	0	0	0	0	311	941
Under Construction - 1990	620	0	0	0	840	0	0	0	0	0	840	1,460
- 1989	1,141	0	0	0	311	0	0	0	96	0	407	1,548
COMPLETIONS - Current Month	73	0	0	0	0	0	0	0	0	0	0	73
- Year-To-Date 1990	219	0	0	0	384	0	0	0	0	0	384	603
- Year-To-Date 1989	736	0	0	0	0	0	0	0	0	0	0	736
Completed & Not Absorbed - 1990	37	0	0	0	10	0	0	0	0	0	10	47
- 1989	15	0	0	0	0	0	0	0	0	0	0	15
Total Supply - 1990	811	0	0	0	850	0	0	0	0	0	850	1,661
- 1989	1,228	0	0	0	311	0	0	0	96	0	407	1,635
Absorptions - Current Month	79	0	0	0	0	0	0	0	0	0	0	79
- 3 Month Average	51	0	0	0	125	0	0	0	0	0	125	176
- 12 Month Average	104	0	0	0	31	0	0	0	8	0	39	143
NEWMARKET												
Pending Starts	175	0	0	48	0	58	0	60	0	166	0	341
STARTS - Current Month	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1990	373	0	0	0	0	0	0	0	0	0	0	373
- Year-To-Date 1989	183	0	0	0	0	0	0	0	0	0	0	183
Under Construction - 1990	703	0	0	8	0	0	0	0	0	8	0	711
- 1989	254	0	0	0	0	0	0	0	0	0	0	254
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	262	0	0	0	0	0	0	0	0	0	0	262
- Year-To-Date 1989	136	0	0	0	126	0	0	0	0	0	126	262
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	878	0	0	56	0	58	0	60	0	174	0	1,052
- 1989	473	0	0	0	0	0	0	40	0	40	0	513
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	83	0	0	0	0	0	0	0	0	0	0	83
- 12 Month Average	49	0	0	0	0	0	0	3	0	3	0	52
RICHMOND HILL												
Pending Starts	138	0	36	8	0	0	0	0	0	44	0	182
STARTS - Current Month	6	0	0	0	0	0	0	64	116	64	116	186
- Year-To-Date 1990	49	0	0	0	0	0	214	64	116	64	330	443
- Year-To-Date 1989	705	0	0	0	409	0	0	0	0	0	409	1,114
Under Construction - 1990	336	0	6	40	285	0	214	71	466	117	965	1,418
- 1989	1,145	0	0	19	1,041	0	0	0	0	19	1,041	2,205
COMPLETIONS - Current Month	105	0	0	0	0	0	0	77	0	77	0	182
- Year-To-Date 1990	305	0	16	0	430	0	0	98	0	114	430	849
- Year-To-Date 1989	526	0	21	58	846	0	0	0	0	79	846	1,451
Completed & Not Absorbed - 1990	168	0	1	0	84	0	0	0	0	1	84	253
- 1989	7	0	6	4	228	0	0	0	0	10	228	245
Total Supply - 1990	642	0	43	48	369	0	214	71	466	162	1,049	1,853
- 1989	1,508	0	6	39	1,269	0	0	127	0	172	1,269	2,949
Absorptions - Current Month	52	0	0	0	87	0	0	77	0	77	87	216
- 3 Month Average	67	0	5	0	88	0	0	7	0	12	88	167
- 12 Month Average	111	0	2	5	83	0	0	7	0	14	83	208

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	188	0	86	0	1	0	0	0	0	86	1	275
STARTS - Current Month	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1990	150	0	0	0	202	0	0	0	0	0	202	352
- Year-To-Date 1989	516	0	0	0	0	0	0	0	0	0	0	516
Under Construction - 1990	752	0	0	28	1,012	0	0	0	0	28	1,012	1,792
- 1989	1,247	0	0	28	278	0	0	0	0	28	278	1,553
COMPLETIONS - Current Month	109	0	0	0	0	0	0	0	0	0	0	109
- Year-To-Date 1990	329	0	0	0	0	0	0	0	0	0	0	329
- Year-To-Date 1989	423	0	0	0	0	0	0	0	0	0	0	423
Completed & Not Absorbed - 1990	116	0	0	0	6	0	0	0	0	0	6	122
- 1989	5	0	5	0	0	0	0	0	0	5	0	10
Total Supply - 1990	1,056	0	86	28	1,019	0	0	0	0	114	1,019	2,189
- 1989	1,534	0	5	28	278	0	0	0	0	33	278	1,845
Absorptions - Current Month	76	0	0	0	0	0	0	0	0	0	0	76
- 3 Month Average	71	0	0	0	1	0	0	0	0	0	1	72
- 12 Month Average	110	0	0	0	6	0	0	0	0	0	6	116
WHITCHURCH-STOUFFVILLE												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1989	88	0	0	0	0	0	0	0	0	0	0	88
Under Construction - 1990	57	0	0	0	0	0	0	0	0	0	0	57
- 1989	112	0	0	0	0	0	0	0	0	0	0	112
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	45	0	0	0	0	0	0	0	0	0	0	45
- Year-To-Date 1989	30	0	0	0	0	0	0	0	0	0	0	30
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	65	0	0	0	0	0	0	0	0	0	0	65
- 1989	132	0	0	0	0	0	0	0	0	0	0	132
Absorptions - Current Month	9	0	2	0	0	0	0	0	0	2	0	11
- 3 Month Average	12	0	1	0	0	0	0	0	0	1	0	13
- 12 Month Average	11	0	2	0	0	0	0	0	0	2	0	13
PEEL REGION												
Pending Starts	1,348	50	51	70	0	0	0	72	385	193	385	1,976
STARTS - Current Month	178	0	53	0	0	0	0	0	0	53	0	231
- Year-To-Date 1990	644	0	132	0	200	0	229	0	250	132	679	1,455
- Year-To-Date 1989	1,407	0	0	151	2,227	0	0	0	101	151	2,328	3,886
Under Construction - 1990	2,450	26	161	35	3,068	0	1,353	60	443	256	4,864	7,596
- 1989	2,980	0	288	185	4,687	0	1,472	0	640	473	6,799	10,252
COMPLETIONS - Current Month	225	4	0	23	752	0	0	0	0	23	752	1,004
- Year-To-Date 1990	932	14	21	29	936	0	0	0	418	50	1,354	2,350
- Year-To-Date 1989	1,988	12	120	213	853	15	289	0	103	348	1,245	3,593
Completed & Not Absorbed - 1990	181	6	31	31	564	0	333	0	0	62	897	1,146
- 1989	51	1	21	54	121	0	225	0	0	75	346	473
Total Supply - 1990	3,979	82	243	136	3,632	0	1,686	132	828	511	6,146	10,718
- 1989	4,227	1	309	465	5,073	0	1,807	0	1,141	774	8,021	13,023
Absorptions - Current Month	224	2	34	11	400	0	0	0	0	45	400	671
- 3 Month Average	227	2	49	15	101	0	137	0	139	64	377	670
- 12 Month Average	364	1	51	24	181	0	95	3	45	78	321	764

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	635	0	0	70	0	0	0	0	0	70	0	705
STARTS - Current Month	47	0	53	0	0	0	0	0	0	53	0	100
- Year-To-Date 1990	315	0	132	0	0	0	229	0	100	132	329	776
- Year-To-Date 1989	655	0	0	0	292	0	0	0	101	0	393	1,048
Under Construction - 1990	747	0	132	0	146	0	229	60	100	192	475	1,414
- 1989	1,397	0	144	0	1,048	0	0	0	101	144	1,149	2,690
COMPLETIONS - Current Month	77	0	0	0	236	0	0	0	0	0	236	313
- Year-To-Date 1990	403	0	5	0	236	0	0	0	0	5	236	644
- Year-To-Date 1989	630	10	120	0	160	0	114	0	103	120	377	1,137
Completed & Not Absorbed - 1990	45	0	4	0	40	0	0	0	0	4	40	89
- 1989	30	1	21	0	0	0	114	0	0	21	114	166
Total Supply - 1990	1,427	0	136	70	186	0	229	60	100	266	515	2,208
- 1989	2,157	1	165	54	1,048	0	114	0	201	219	1,363	3,740
Absorptions - Current Month	66	0	29	0	199	0	0	0	0	29	199	294
- 3 Month Average	107	0	29	0	48	0	28	0	0	29	76	212
- 12 Month Average	166	0	28	0	45	0	17	3	0	31	62	259
CALEDON												
Pending Starts	32	0	0	0	0	0	0	0	0	0	0	32
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1989	77	0	0	0	0	0	0	0	0	0	0	77
Under Construction - 1990	140	0	0	0	0	0	0	0	0	0	0	140
- 1989	143	0	0	0	0	0	0	0	0	0	0	143
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1989	136	0	0	0	0	0	0	0	0	0	0	136
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	172	0	0	0	0	0	0	0	0	0	0	172
- 1989	191	0	0	0	0	0	0	0	0	0	0	191
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
MISSISSAUGA												
Pending Starts	681	50	51	0	0	0	0	72	385	123	385	1,239
STARTS - Current Month	118	0	0	0	0	0	0	0	0	0	0	118
- Year-To-Date 1990	286	0	0	0	200	0	0	0	150	0	350	636
- Year-To-Date 1989	675	0	0	151	1,935	0	0	0	0	151	1,935	2,761
Under Construction - 1990	1,563	26	29	35	2,922	0	1,124	0	343	64	4,389	6,042
- 1989	1,440	0	144	185	3,639	0	1,472	0	539	329	5,650	7,419
COMPLETIONS - Current Month	128	4	0	23	516	0	0	0	0	23	516	671
- Year-To-Date 1990	469	14	16	29	700	0	0	0	418	45	1,118	1,646
- Year-To-Date 1989	1,222	2	0	213	693	15	175	0	0	228	868	2,320
Completed & Not Absorbed - 1990	136	6	27	31	524	0	333	0	0	58	857	1,057
- 1989	21	0	0	54	121	0	111	0	0	54	232	307
Total Supply - 1990	2,380	82	107	66	3,446	0	1,457	72	728	245	5,631	8,338
- 1989	1,879	0	144	411	4,025	0	1,693	0	940	555	6,658	9,092
Absorptions - Current Month	138	2	5	11	201	0	0	0	0	16	201	357
- 3 Month Average	107	2	20	15	53	0	109	0	139	35	301	445
- 12 Month Average	182	1	23	24	136	0	78	0	45	47	259	489

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	203	0	22	149	132	0	0	0	0	171	132	506
STARTS - Current Month	48	0	0	0	258	0	0	0	0	0	258	306
- Year-To-Date 1990	250	6	35	51	368	215	0	0	0	301	368	925
- Year-To-Date 1989	741	8	70	182	136	0	26	0	0	252	162	1,163
Under Construction - 1990	968	10	93	162	522	215	0	0	50	470	572	2,020
- 1989	1,247	8	128	337	963	0	26	0	0	465	989	2,709
COMPLETIONS - Current Month	265	0	0	20	0	0	20	0	0	20	20	305
- Year-To-Date 1990	683	12	18	224	118	57	60	12	14	311	192	1,198
- Year-To-Date 1989	579	4	139	73	226	0	8	0	0	212	234	1,029
Completed & Not Absorbed - 1990	97	3	19	73	54	0	34	0	0	92	88	280
- 1989	81	3	62	34	21	0	25	0	0	96	46	226
Total Supply - 1990	1,268	13	134	384	708	215	34	0	50	733	792	2,806
- 1989	1,432	15	190	474	984	0	51	12	104	676	1,139	3,262
Absorptions - Current Month	211	0	13	42	0	0	2	0	0	55	2	268
- 3 Month Average	142	4	15	78	17	0	13	23	5	116	35	297
- 12 Month Average	158	1	28	41	63	0	9	6	1	75	73	307
BURLINGTON												
Pending Starts	67	0	22	0	0	0	0	0	0	22	0	89
STARTS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	176	4	18	51	0	0	0	0	0	69	0	249
- Year-To-Date 1989	183	8	0	112	52	0	0	0	0	112	52	355
Under Construction - 1990	173	6	22	60	169	0	0	0	0	82	169	430
- 1989	243	8	12	214	349	0	0	0	0	226	349	826
COMPLETIONS - Current Month	107	0	0	11	0	0	0	0	0	11	0	118
- Year-To-Date 1990	245	10	3	118	0	57	0	0	0	178	0	433
- Year-To-Date 1989	266	0	48	54	226	0	0	0	0	102	226	594
Completed & Not Absorbed - 1990	30	0	3	31	12	0	0	0	0	34	12	76
- 1989	42	1	7	29	21	0	0	0	0	36	21	100
Total Supply - 1990	270	6	47	91	181	0	0	0	0	138	181	595
- 1989	308	9	19	243	370	0	0	0	0	262	370	949
Absorptions - Current Month	98	0	0	6	0	0	0	0	0	6	0	104
- 3 Month Average	49	4	1	42	1	0	0	19	0	62	1	116
- 12 Month Average	48	1	3	26	26	0	0	5	0	34	26	109
HALTON HILLS												
Pending Starts	8	0	0	33	0	0	0	0	0	33	0	41
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1989	47	0	0	0	84	0	0	0	0	0	84	131
Under Construction - 1990	192	0	0	0	0	0	0	0	0	0	0	192
- 1989	85	0	0	0	242	0	0	0	0	0	242	327
COMPLETIONS - Current Month	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	175	2	0	0	84	0	40	0	0	0	124	301
- Year-To-Date 1989	15	0	0	0	0	0	0	0	0	0	0	15
Completed & Not Absorbed - 1990	44	1	0	0	25	0	0	0	0	0	25	70
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	244	1	0	33	25	0	0	0	0	33	25	303
- 1989	127	0	0	0	242	0	0	0	40	0	282	409
Absorptions - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- 3 Month Average	33	0	0	22	10	0	13	0	0	22	23	78
- 12 Month Average	24	0	0	6	7	0	3	0	0	6	10	40

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	4	0	0	0	154	0	0	0	0	0	154	158
- Year-To-Date 1990	10	0	0	0	154	0	0	0	0	0	154	164
- Year-To-Date 1989	23	0	0	0	0	0	0	0	0	0	0	23
Under Construction - 1990	40	0	0	0	154	0	0	0	0	0	154	194
- 1989	79	0	0	0	0	0	0	0	0	0	0	79
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	12	0	0	0	0	0	0	12	14	12	14	38
- Year-To-Date 1989	13	0	0	0	0	0	8	0	0	0	8	21
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	43	0	0	0	154	0	0	0	0	0	154	197
- 1989	80	0	0	0	0	0	0	12	14	12	14	106
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	4	0	0	0	0	0	0	4	5	4	5	13
- 12 Month Average	9	0	0	0	0	0	1	1	1	1	2	12
OAKVILLE												
Pending Starts	125	0	0	116	132	0	0	0	0	116	132	373
STARTS - Current Month	11	0	0	0	104	0	0	0	0	0	104	115
- Year-To-Date 1990	53	2	17	0	214	215	0	0	0	232	214	501
- Year-To-Date 1989	488	0	70	70	0	0	26	0	0	140	26	654
Under Construction - 1990	563	4	71	102	199	215	0	0	50	388	249	1,204
- 1989	840	0	116	123	372	0	26	0	0	239	398	1,477
COMPLETIONS - Current Month	81	0	0	9	0	0	20	0	0	9	20	110
- Year-To-Date 1990	251	0	15	106	34	0	20	0	0	121	54	426
- Year-To-Date 1989	285	4	91	19	0	0	0	0	0	110	0	399
Completed & Not Absorbed - 1990	23	2	16	42	17	0	34	0	0	58	51	134
- 1989	39	2	55	5	0	0	25	0	0	60	25	126
Total Supply - 1990	711	6	87	260	348	215	34	0	50	562	432	1,711
- 1989	917	6	171	231	372	0	51	0	50	402	473	1,798
Absorptions - Current Month	80	0	13	36	0	0	2	0	0	49	2	131
- 3 Month Average	56	0	14	14	6	0	0	0	0	28	6	90
- 12 Month Average	77	0	25	9	30	0	5	0	0	34	35	146
REST OF TORONTO CMA												
Pending Starts	172	2	0	0	0	0	0	0	0	0	0	174
STARTS - Current Month	293	20	59	0	0	0	0	0	0	59	0	372
- Year-To-Date 1990	490	28	59	0	183	0	8	0	0	59	191	768
- Year-To-Date 1989	631	8	0	53	0	55	0	0	0	108	0	747
Under Construction - 1990	976	32	63	32	459	0	215	111	0	206	674	1,888
- 1989	1,391	32	68	62	708	94	184	23	0	247	892	2,562
COMPLETIONS - Current Month	129	2	0	17	258	0	8	0	0	17	266	414
- Year-To-Date 1990	765	10	0	43	258	0	42	0	0	43	300	1,118
- Year-To-Date 1989	880	22	16	40	0	0	81	50	0	106	81	1,089
Completed & Not Absorbed - 1990	61	4	0	2	178	0	6	0	0	2	184	251
- 1989	4	2	4	0	0	0	0	0	0	4	0	10
Total Supply - 1990	1,209	38	63	34	637	0	221	111	0	208	858	2,313
- 1989	1,626	34	72	62	708	94	184	138	0	366	892	2,918
Absorptions - Current Month	121	2	0	15	80	0	6	0	0	15	86	224
- 3 Month Average	201	2	0	10	0	0	10	3	0	13	10	226
- 12 Month Average	192	2	6	10	20	0	15	11	0	27	35	256

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	0	4	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	6	10	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
Under Construction - 1990	25	8	0	0	0	0	0	0	0	0	0	33
- 1989	46	0	0	9	0	0	28	0	0	9	28	83
COMPLETIONS - Current Month	0	2	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	6	2	0	8	0	0	28	0	0	8	28	44
- Year-To-Date 1989	167	0	0	40	0	0	0	0	0	40	0	207
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	43	8	0	0	0	0	0	0	0	0	0	51
- 1989	73	0	0	9	0	0	28	0	0	9	28	110
Absorptions - Current Month	0	2	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	4	0	0	3	0	0	9	0	0	3	9	16
- 12 Month Average	22	0	0	4	0	0	2	0	0	4	2	28
ORANGEVILLE												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	4	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	3	10	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
Under Construction - 1990	19	8	0	0	0	0	0	0	0	0	0	27
- 1989	43	0	0	9	0	0	28	0	0	9	28	80
COMPLETIONS - Current Month	0	2	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	6	2	0	8	0	0	28	0	0	8	28	44
- Year-To-Date 1989	167	0	0	40	0	0	0	0	0	40	0	207
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	20	8	0	0	0	0	0	0	0	0	0	28
- 1989	70	0	0	9	0	0	28	0	0	9	28	107
Absorptions - Current Month	0	2	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	4	0	0	3	0	0	9	0	0	3	9	16
- 12 Month Average	21	0	0	4	0	0	2	0	0	4	2	27
MONO TOWNSHIP												
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	6	0	0	0	0	0	0	0	0	0	0	6
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	23	0	0	0	0	0	0	0	0	0	0	23
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	667	32	38	0	0	0	23	0	0	38	23	760
STARTS - Current Month	427	18	59	0	0	0	2	0	0	59	2	506
- Year-To-Date 1990	921	34	59	0	341	0	132	0	38	59	511	1,525
- Year-To-Date 1989	1,309	20	0	53	0	55	24	0	40	108	64	1,501
Under Construction - 1990	2,305	46	63	32	988	0	283	111	135	206	1,406	3,963
- 1989	3,188	80	151	116	708	94	417	83	141	444	1,266	4,978
COMPLETIONS - Current Month	257	0	15	17	258	0	7	10	102	42	367	666
- Year-To-Date 1990	1,806	22	44	47	261	0	11	70	122	161	394	2,383
- Year-To-Date 1989	1,320	48	24	31	12	0	135	50	0	105	147	1,620
Completed & Not Absorbed - 1990	75	12	15	6	178	0	32	0	0	21	210	318
- 1989	9	1	20	0	8	0	0	0	0	20	8	38
Total Supply - 1990	3,047	90	116	38	1,166	0	338	111	135	265	1,639	5,041
- 1989	4,121	177	172	116	716	94	493	208	292	590	1,501	6,389
Absorptions - Current Month	280	3	15	23	81	0	0	10	102	48	183	514
- 3 Month Average	489	6	5	17	1	0	2	23	7	45	10	550
- 12 Month Average	424	6	19	19	21	0	41	16	2	54	64	548
OSHAWA CMA												
Pending Starts	491	32	38	0	0	0	23	0	0	38	23	584
STARTS - Current Month	136	2	0	0	0	0	2	0	0	0	2	140
- Year-To-Date 1990	520	16	0	0	158	0	130	0	38	0	326	862
- Year-To-Date 1989	814	12	0	0	0	0	24	0	40	0	64	890
Under Construction - 1990	1,347	22	0	0	529	0	66	0	135	0	730	2,099
- 1989	1,802	48	83	56	0	0	261	60	141	199	402	2,451
COMPLETIONS - Current Month	143	0	15	0	0	0	7	10	102	25	109	277
- Year-To-Date 1990	1,085	14	44	12	3	0	11	70	122	126	136	1,361
- Year-To-Date 1989	681	28	8	31	12	0	54	0	0	39	66	814
Completed & Not Absorbed - 1990	26	8	15	4	0	0	32	0	0	19	32	85
- 1989	6	0	16	0	8	0	0	0	0	16	8	30
Total Supply - 1990	1,864	62	53	4	529	0	121	0	135	57	785	2,768
- 1989	2,557	144	100	56	8	0	337	70	292	226	637	3,564
Absorptions - Current Month	174	3	15	8	1	0	0	10	102	33	103	313
- 3 Month Average	300	4	5	10	1	0	2	20	7	35	10	349
- 12 Month Average	249	4	13	11	1	0	28	5	2	29	31	313
AJAX												
Pending Starts	97	0	0	0	0	0	0	0	0	0	0	97
STARTS - Current Month	279	16	59	0	0	0	0	0	0	59	0	354
- Year-To-Date 1990	288	16	59	0	183	0	0	0	0	59	183	546
- Year-To-Date 1989	298	6	0	0	0	55	0	0	0	55	0	359
Under Construction - 1990	616	18	63	32	459	0	0	0	0	95	459	1,188
- 1989	482	30	4	0	0	94	156	0	0	98	156	766
COMPLETIONS - Current Month	76	0	0	17	0	0	0	0	0	17	0	93
- Year-To-Date 1990	339	8	0	17	0	0	0	0	0	17	0	364
- Year-To-Date 1989	136	18	0	0	0	0	0	0	0	0	0	154
Completed & Not Absorbed - 1990	20	4	0	2	0	0	0	0	0	2	0	26
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	733	22	63	34	459	0	0	0	0	97	459	1,311
- 1989	522	31	4	0	0	94	156	0	0	98	156	807
Absorptions - Current Month	82	0	0	15	0	0	0	0	0	15	0	97
- 3 Month Average	79	2	0	0	0	0	0	3	0	3	0	84
- 12 Month Average	54	2	0	0	0	0	13	8	0	8	13	77

APRIL 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Under Construction - 1990	53	0	0	0	0	0	0	0	0	0	0	53
- 1989	53	0	0	7	0	0	0	0	0	7	0	60
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1989	32	0	0	0	0	0	0	0	0	0	0	32
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	53	0	0	0	0	0	0	0	0	0	0	53
- 1989	53	0	0	7	0	0	0	0	0	7	0	60
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	12	0	0	2	0	0	0	0	0	2	0	14
NEWCASTLE												
Pending Starts	150	28	0	0	0	0	0	0	0	0	0	178
STARTS - Current Month	84	2	0	0	0	0	0	0	0	0	0	86
- Year-To-Date 1990	302	10	0	0	0	0	0	0	0	0	0	312
- Year-To-Date 1989	411	4	0	0	0	0	0	0	0	0	0	415
Under Construction - 1990	560	2	0	0	14	0	0	0	0	0	14	576
- 1989	558	8	0	6	0	0	121	0	0	6	121	693
COMPLETIONS - Current Month	68	0	15	0	0	0	0	0	0	15	0	83
- Year-To-Date 1990	505	10	44	0	0	0	0	0	0	44	0	559
- Year-To-Date 1989	214	10	0	19	0	0	0	0	0	19	0	243
Completed & Not Absorbed - 1990	3	2	15	1	0	0	0	0	0	16	0	21
- 1989	2	0	0	0	8	0	0	0	0	0	8	10
Total Supply - 1990	713	32	15	1	14	0	0	0	0	16	14	775
- 1989	1,026	100	0	6	8	0	121	0	0	6	129	1,261
Absorptions - Current Month	80	3	15	8	0	0	0	0	0	23	0	106
- 3 Month Average	141	3	5	3	0	0	0	0	0	8	0	152
- 12 Month Average	110	2	1	1	1	0	10	0	0	2	11	125
OSHAWA CITY												
Pending Starts	40	2	0	0	0	0	23	0	0	0	23	65
STARTS - Current Month	15	0	0	0	0	0	2	0	0	0	2	17
- Year-To-Date 1990	32	6	0	0	14	0	130	0	38	0	182	220
- Year-To-Date 1989	216	8	0	0	0	0	24	0	40	0	64	288
Under Construction - 1990	146	20	0	0	88	0	66	0	135	0	289	455
- 1989	445	32	40	0	0	0	140	60	141	100	281	858
COMPLETIONS - Current Month	14	0	0	0	0	0	7	10	102	10	109	133
- Year-To-Date 1990	211	4	0	0	0	0	11	70	122	70	133	418
- Year-To-Date 1989	126	18	8	0	12	0	54	0	0	8	66	218
Completed & Not Absorbed - 1990	15	5	0	0	0	0	32	0	0	0	32	52
- 1989	3	0	5	0	0	0	0	0	0	5	0	8
Total Supply - 1990	201	27	0	0	88	0	121	0	135	0	344	572
- 1989	582	36	45	0	0	0	216	70	292	115	508	1,241
Absorptions - Current Month	21	0	0	0	0	0	0	10	102	10	102	133
- 3 Month Average	61	1	0	0	0	0	2	20	7	20	9	91
- 12 Month Average	54	1	5	0	0	0	18	5	2	10	20	85

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	49	0	0	0	0	0	0	0	0	0	0	49
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	93	2	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1989	139	0	0	0	0	0	0	0	0	0	0	139
Under Construction - 1990	210	6	0	0	0	0	215	111	0	111	215	542
- 1989	671	0	64	0	708	0	0	23	0	87	708	1,466
COMPLETIONS - Current Month	36	0	0	0	258	0	0	0	0	0	258	294
- Year-To-Date 1990	277	0	0	18	258	0	0	0	0	18	258	553
- Year-To-Date 1989	384	2	16	0	0	0	0	50	0	66	0	452
Completed & Not Absorbed - 1990	28	0	0	0	178	0	0	0	0	0	178	206
- 1989	2	0	4	0	0	0	0	0	0	4	0	6
Total Supply - 1990	287	6	0	0	178	0	215	111	0	111	393	797
- 1989	769	0	68	0	708	0	0	138	0	206	708	1,683
Absorptions - Current Month	22	0	0	0	80	0	0	0	0	0	80	102
- 3 Month Average	76	0	0	6	0	0	0	0	0	6	0	82
- 12 Month Average	81	0	6	2	20	0	0	3	0	11	20	112
SCUGOG												
Pending Starts	25	0	0	0	0	0	0	0	0	0	0	25
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	0	0	0	0	2	0	0	0	2	9
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
Under Construction - 1990	58	0	0	0	0	0	2	0	0	0	2	60
- 1989	91	0	0	0	0	0	0	0	0	0	0	91
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	51	0	0	0	0	0	0	0	0	0	0	51
- Year-To-Date 1989	64	0	0	0	0	0	0	0	0	0	0	64
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	83	0	0	0	0	0	2	0	0	0	2	85
- 1989	128	0	0	0	0	0	0	0	0	0	0	128
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
UXBRIDGE												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1989	33	2	0	53	0	0	0	0	0	53	0	88
Under Construction - 1990	21	0	0	0	0	0	0	0	0	0	0	21
- 1989	89	2	0	53	0	0	0	0	0	53	0	144
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1989	23	0	0	0	0	0	81	0	0	0	81	104
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	27	0	0	0	0	0	0	0	0	0	0	27
- 1989	92	2	0	53	0	0	0	0	0	53	0	147
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	14	0	0	1	0	0	0	0	0	1	0	15
- 12 Month Average	13	0	0	4	0	0	0	0	0	4	0	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	301	2	38	0	0	0	0	0	0	38	0	341
STARTS - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1990	186	0	0	0	144	0	0	0	0	0	144	330
- Year-To-Date 1989	187	0	0	0	0	0	0	0	0	0	0	187
Under Construction - 1990	641	0	0	0	427	0	0	0	0	0	427	1,068
- 1989	799	8	43	50	0	0	0	0	0	93	0	900
COMPLETIONS - Current Month	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1990	369	0	0	12	3	0	0	0	0	12	3	384
- Year-To-Date 1989	341	0	0	12	0	0	0	0	0	12	0	353
Completed & Not Absorbed - 1990	8	1	0	3	0	0	0	0	0	3	0	12
- 1989	1	0	11	0	0	0	0	0	0	11	0	12
Total Supply - 1990	950	3	38	3	427	0	0	0	0	41	427	1,421
- 1989	949	8	55	50	0	0	0	0	0	105	0	1,062
Absorptions - Current Month	73	0	0	0	1	0	0	0	0	0	1	74
- 3 Month Average	98	0	0	7	1	0	0	0	0	7	1	106
- 12 Month Average	85	1	7	10	0	0	0	0	0	17	0	103
SIMCOE COUNTY												
Pending Starts	555	8	0	142	68	0	2	0	0	142	70	775
STARTS - Current Month	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	728	12	0	63	164	40	71	0	362	103	597	1,440
- Year-To-Date 1989	681	0	24	110	327	0	94	0	0	134	421	1,236
Under Construction - 1990	1,588	45	36	167	586	40	79	0	317	243	982	2,858
- 1989	1,059	19	30	127	264	0	316	0	78	157	658	1,893
COMPLETIONS - Current Month	145	0	0	57	48	0	27	0	0	57	75	277
- Year-To-Date 1990	806	26	0	68	320	6	44	0	0	74	364	1,270
- Year-To-Date 1989	909	22	14	95	250	8	140	0	50	117	440	1,488
Completed & Not Absorbed - 1990	98	6	4	15	17	0	209	0	0	19	226	349
- 1989	5	1	1	0	132	0	28	0	0	1	160	167
Total Supply - 1990	2,241	59	40	324	671	40	290	0	317	404	1,278	3,982
- 1989	2,095	28	32	169	396	0	352	0	105	201	853	3,177
Absorptions - Current Month	152	0	0	42	41	0	26	0	0	42	67	261
- 3 Month Average	223	8	0	4	87	2	10	0	0	6	97	334
- 12 Month Average	245	7	3	12	49	1	21	0	14	16	84	352
BARRIE CA												
Pending Starts	317	2	0	66	20	0	0	0	0	66	20	405
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	421	12	0	42	72	0	44	0	317	42	433	908
- Year-To-Date 1989	379	0	0	22	140	0	69	0	0	22	209	610
Under Construction - 1990	1,028	22	0	18	310	0	48	0	317	18	675	1,743
- 1989	675	0	6	0	0	0	236	0	78	6	314	995
COMPLETIONS - Current Month	79	0	0	24	48	0	15	0	0	24	63	166
- Year-To-Date 1990	405	10	0	24	239	6	21	0	0	30	260	705
- Year-To-Date 1989	523	0	14	52	156	8	88	0	50	74	294	891
Completed & Not Absorbed - 1990	87	6	4	15	17	0	203	0	0	19	220	332
- 1989	5	0	1	0	132	0	28	0	0	1	160	166
Total Supply - 1990	1,432	30	4	99	347	0	251	0	317	103	915	2,480
- 1989	1,383	0	8	0	132	0	268	0	105	8	505	1,896
Absorptions - Current Month	86	0	0	9	41	0	16	0	0	9	57	152
- 3 Month Average	110	3	0	0	60	2	7	0	0	2	67	182
- 12 Month Average	150	2	1	2	20	1	13	0	14	4	47	203

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	256	2	0	66	20	0	0	0	0	66	20	344
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	353	12	0	42	72	0	44	0	317	42	433	840
- Year-To-Date 1989	140	0	0	22	140	0	69	0	0	22	209	371
Under Construction - 1990	645	22	0	18	310	0	48	0	317	18	675	1,360
- 1989	261	0	6	0	0	0	236	0	78	6	314	581
COMPLETIONS - Current Month	26	0	0	24	48	0	15	0	0	24	63	113
- Year-To-Date 1990	206	10	0	24	239	6	21	0	0	30	260	506
- Year-To-Date 1989	304	0	14	52	156	8	88	0	50	74	294	672
Completed & Not Absorbed - 1990	83	6	4	15	17	0	203	0	0	19	220	328
- 1989	5	0	1	0	132	0	28	0	0	1	160	166
Total Supply - 1990	984	30	4	99	347	0	251	0	317	103	915	2,032
- 1989	611	0	8	0	132	0	268	0	105	8	505	1,124
Absorptions - Current Month	32	0	0	9	41	0	16	0	0	9	57	98
- 3 Month Average	61	3	0	0	60	2	7	0	0	2	67	133
- 12 Month Average	78	2	1	2	20	1	13	0	14	4	47	131
INNISFIL												
Pending Starts	37	0	0	0	0	0	0	0	0	0	0	37
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1989	205	0	0	0	0	0	0	0	0	0	0	205
Under Construction - 1990	309	0	0	0	0	0	0	0	0	0	0	309
- 1989	354	0	0	0	0	0	0	0	0	0	0	354
COMPLETIONS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	160	0	0	0	0	0	0	0	0	0	0	160
- Year-To-Date 1989	181	0	0	0	0	0	0	0	0	0	0	181
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	350	0	0	0	0	0	0	0	0	0	0	350
- 1989	650	0	0	0	0	0	0	0	0	0	0	650
Absorptions - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- 3 Month Average	44	0	0	0	0	0	0	0	0	0	0	44
- 12 Month Average	62	0	0	0	0	0	0	0	0	0	0	62
VESPRE												
Pending Starts	24	0	0	0	0	0	0	0	0	0	0	24
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1989	34	0	0	0	0	0	0	0	0	0	0	34
Under Construction - 1990	74	0	0	0	0	0	0	0	0	0	0	74
- 1989	60	0	0	0	0	0	0	0	0	0	0	60
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1989	38	0	0	0	0	0	0	0	0	0	0	38
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	98	0	0	0	0	0	0	0	0	0	0	98
- 1989	122	0	0	0	0	0	0	0	0	0	0	122
Absorptions - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	14	0	0	0	48	0	0	0	0	0	48	62
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	18	0	0	0	92	40	0	0	45	40	137	195
- Year-To-Date 1989	10	0	0	75	157	0	0	0	0	75	157	242
Under Construction - 1990	36	17	0	58	276	40	0	0	0	98	276	427
- 1989	16	17	0	102	229	0	0	0	0	102	229	361
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	23	2	0	11	63	0	0	0	0	11	63	99
- Year-To-Date 1989	12	20	0	39	48	0	0	0	0	39	48	119
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	50	17	0	58	324	40	0	0	0	98	324	489
- 1989	33	21	0	144	229	0	0	0	0	144	229	427
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	7	1	0	4	21	0	0	0	0	4	21	33
- 12 Month Average	7	1	0	8	23	0	0	0	0	8	23	39
MIDLAND CA												
Pending Starts	57	0	0	0	0	0	0	0	0	0	0	57
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	110	0	0	0	0	0	9	0	0	0	9	119
- Year-To-Date 1989	95	0	0	0	12	0	6	0	0	0	18	113
Under Construction - 1990	164	4	0	70	0	0	5	0	0	70	5	243
- 1989	122	2	0	12	0	0	14	0	0	12	14	150
COMPLETIONS - Current Month	18	0	0	33	0	0	4	0	0	33	4	55
- Year-To-Date 1990	165	14	0	33	0	0	6	0	0	33	6	218
- Year-To-Date 1989	140	0	0	4	0	0	13	0	0	4	13	157
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	221	4	0	70	0	0	5	0	0	70	5	300
- 1989	247	4	0	12	0	0	18	0	0	12	18	281
Absorptions - Current Month	18	0	0	33	0	0	4	0	0	33	4	55
- 3 Month Average	50	4	0	0	0	0	1	0	0	0	1	55
- 12 Month Average	39	4	0	1	0	0	2	0	0	1	2	46
MIDLAND TOWN												
Pending Starts	25	0	0	0	0	0	0	0	0	0	0	25
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	15	0	0	0	0	0	9	0	0	0	9	24
- Year-To-Date 1989	9	0	0	0	0	0	6	0	0	0	6	15
Under Construction - 1990	22	0	0	70	0	0	5	0	0	70	5	97
- 1989	19	2	0	0	0	0	6	0	0	0	6	27
COMPLETIONS - Current Month	6	0	0	33	0	0	4	0	0	33	4	43
- Year-To-Date 1990	35	4	0	33	0	0	6	0	0	33	6	78
- Year-To-Date 1989	58	0	0	0	0	0	12	0	0	0	12	70
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	47	0	0	70	0	0	5	0	0	70	5	122
- 1989	27	2	0	0	0	0	10	0	0	0	10	39
Absorptions - Current Month	6	0	0	33	0	0	4	0	0	33	4	43
- 3 Month Average	10	1	0	0	0	0	1	0	0	0	1	12
- 12 Month Average	10	1	0	0	0	0	1	0	0	0	1	12

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	31	2	0	76	0	0	2	0	0	76	2	111
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	78	0	0	21	0	0	10	0	0	21	10	109
- Year-To-Date 1989	75	0	24	13	18	0	19	0	0	37	37	149
Under Construction - 1990	226	0	0	21	0	0	26	0	0	21	26	273
- 1989	133	0	24	13	35	0	13	0	0	37	48	218
COMPLETIONS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	106	0	0	0	18	0	3	0	0	0	21	127
- Year-To-Date 1989	33	0	0	0	46	0	39	0	0	0	85	118
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	257	2	0	97	0	0	28	0	0	97	28	384
- 1989	231	2	24	13	35	0	13	0	0	37	48	318
Absorptions - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	26	0	0	0	6	0	1	0	0	0	7	33
- 12 Month Average	20	0	2	1	6	0	2	0	0	3	8	31
REST OF SIMCOE COUNTY												
Pending Starts	136	4	0	0	0	0	0	0	0	0	0	140
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	101	0	0	0	0	0	8	0	0	0	8	109
- Year-To-Date 1989	122	0	0	0	0	0	0	0	0	0	0	122
Under Construction - 1990	134	2	36	0	0	0	0	0	0	36	0	172
- 1989	113	0	0	0	0	0	53	0	0	0	53	166
COMPLETIONS - Current Month	16	0	0	0	0	0	8	0	0	0	8	24
- Year-To-Date 1990	107	0	0	0	0	0	14	0	0	0	14	121
- Year-To-Date 1989	201	2	0	0	0	0	0	0	0	0	0	203
Completed & Not Absorbed - 1990	11	0	0	0	0	0	6	0	0	0	6	17
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	281	6	36	0	0	0	6	0	0	36	6	329
- 1989	201	1	0	0	0	0	53	0	0	0	53	255
Absorptions - Current Month	16	0	0	0	0	0	6	0	0	0	6	22
- 3 Month Average	30	0	0	0	0	0	1	0	0	0	1	31
- 12 Month Average	29	0	0	0	0	0	4	0	0	0	4	33
BRADFORD												
Pending Starts	4	2	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	26	0	0	0	0	0	0	0	0	0	0	26
Under Construction - 1990	12	0	0	0	0	0	0	0	0	0	0	12
- 1989	17	0	0	0	0	0	0	0	0	0	0	17
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	16	0	0	0	0	0	6	0	0	0	6	22
- Year-To-Date 1989	69	2	0	0	0	0	0	0	0	0	0	71
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	24	2	0	0	0	0	0	0	0	0	0	26
- 1989	39	1	0	0	0	0	0	0	0	0	0	40
Absorptions - Current Month	4	0	0	0	0	0	4	0	0	0	4	8
- 3 Month Average	5	0	0	0	0	0	1	0	0	0	1	6
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	103	2	0	0	0	0	0	0	0	0	0	105
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	7	2	36	0	0	0	0	0	0	36	0	45
- 1989	1	0	0	0	0	0	53	0	0	0	53	55
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	19	0	0	0	0	0	0	0	0	0	0	19
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	110	4	36	0	0	0	0	0	0	36	0	150
- 1989	3	0	0	0	0	0	53	0	0	0	53	56
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	2	0	0	0	0	0	4	0	0	0	4	6
MUSKOKA DISTRICT												
Pending Starts	105	4	6	0	33	0	18	0	0	6	51	166
STARTS - Current Month	5	0	0	16	0	0	0	0	0	16	0	21
- Year-To-Date 1990	69	18	9	43	0	0	16	0	0	52	16	155
- Year-To-Date 1989	111	12	10	34	57	0	43	0	0	44	100	267
Under Construction - 1990	215	12	56	151	121	0	34	0	0	207	155	589
- 1989	169	16	19	34	148	0	49	0	0	53	197	435
COMPLETIONS - Current Month	2	0	0	0	34	0	0	0	0	0	34	36
- Year-To-Date 1990	272	10	12	0	54	0	6	0	0	12	60	354
- Year-To-Date 1989	195	2	0	0	53	0	4	0	40	0	97	294
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	320	16	62	151	154	0	52	0	0	213	206	755
- 1989	263	18	22	34	168	0	53	0	0	56	221	558
Absorptions - Current Month	2	0	0	0	34	0	0	0	0	0	34	36
- 3 Month Average	90	3	4	0	7	0	2	0	0	4	9	106
- 12 Month Average	36	2	4	2	10	0	5	0	3	6	18	62
BRACEBRIDGE												
Pending Starts	54	4	0	0	0	0	0	0	0	0	0	58
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	22	18	3	27	0	0	0	0	0	30	0	70
- Year-To-Date 1989	50	12	10	0	0	0	15	0	0	10	15	87
Under Construction - 1990	99	10	50	27	12	0	24	0	0	77	36	222
- 1989	50	12	19	0	0	0	25	0	0	19	25	106
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	18	10	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	83	2	0	0	0	0	0	0	0	0	0	85
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	153	14	50	27	12	0	24	0	0	77	36	280
- 1989	110	14	22	0	0	0	25	0	0	22	25	171
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	3	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	9	2	2	0	0	0	2	0	0	2	2	15

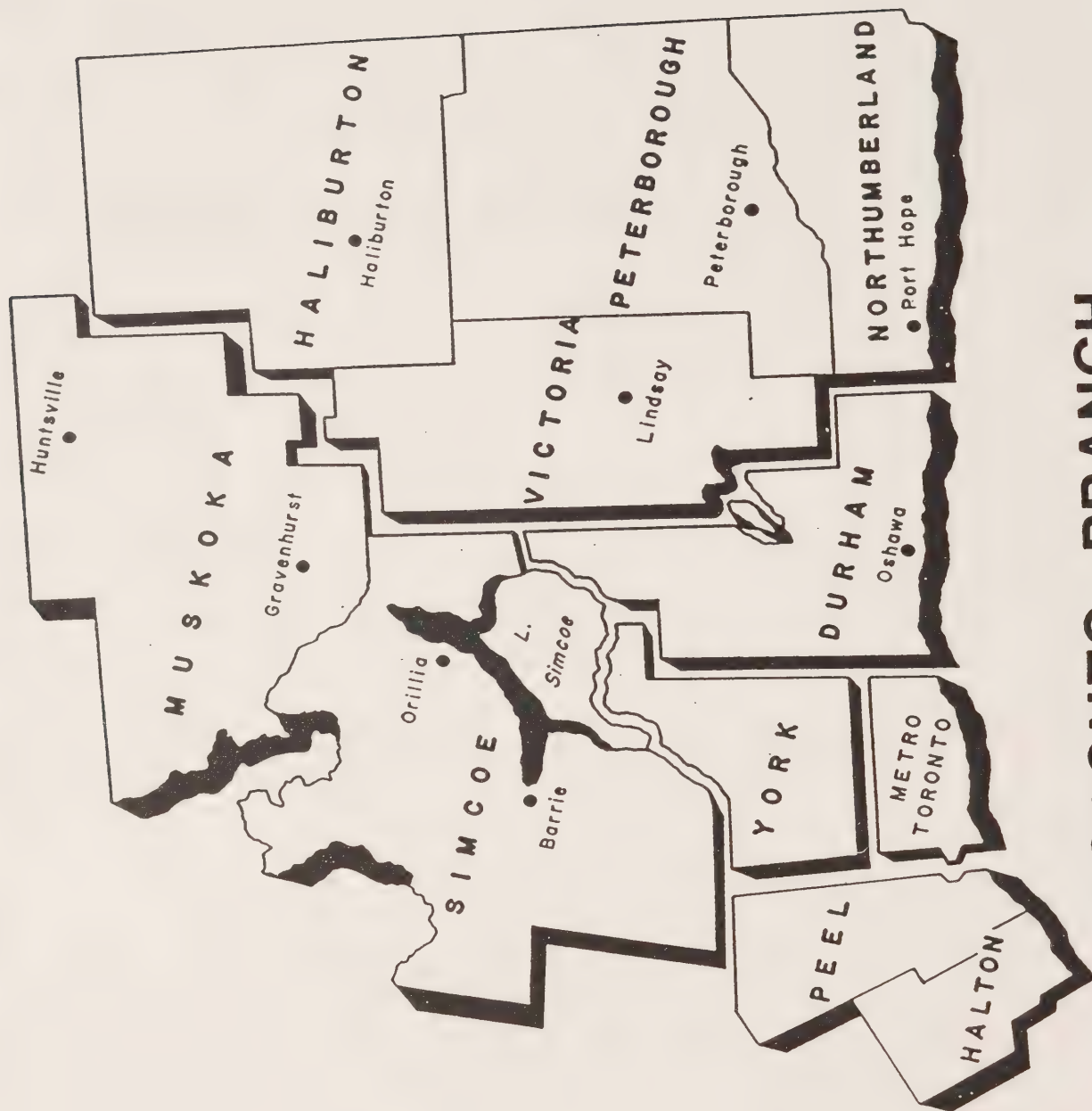
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	11	0	6	0	0	0	4	0	0	6	4	21
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	6	0	0	0	0	0	0	6	0	13
- Year-To-Date 1989	5	0	0	34	0	0	0	0	0	34	0	39
Under Construction - 1990	19	2	6	74	0	0	0	0	0	80	0	101
- 1989	21	4	0	34	0	0	0	0	0	34	0	59
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	26	0	12	0	0	0	0	0	0	12	0	38
- Year-To-Date 1989	13	0	0	0	4	0	0	0	0	0	4	17
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	30	2	12	74	0	0	4	0	0	86	4	122
- 1989	28	4	0	34	0	0	4	0	0	34	4	70
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	9	0	4	0	0	0	0	0	0	4	0	13
- 12 Month Average	6	0	2	2	0	0	0	0	0	4	0	10
HUNTSVILLE												
Pending Starts	40	0	0	0	33	0	14	0	0	0	47	87
STARTS - Current Month	5	0	0	16	0	0	0	0	0	16	0	21
- Year-To-Date 1990	40	0	0	16	0	0	16	0	0	16	16	72
- Year-To-Date 1989	56	0	0	0	57	0	28	0	0	0	85	141
Under Construction - 1990	97	0	0	50	109	0	10	0	0	50	119	266
- 1989	98	0	0	0	148	0	24	0	0	0	172	270
COMPLETIONS - Current Month	2	0	0	0	34	0	0	0	0	0	34	36
- Year-To-Date 1990	228	0	0	0	54	0	6	0	0	0	60	288
- Year-To-Date 1989	99	0	0	0	49	0	4	0	40	0	93	192
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	137	0	0	50	142	0	24	0	0	50	166	353
- 1989	125	0	0	0	168	0	24	0	0	0	192	317
Absorptions - Current Month	2	0	0	0	34	0	0	0	0	0	34	36
- 3 Month Average	75	0	0	0	7	0	2	0	0	0	9	84
- 12 Month Average	21	0	0	0	10	0	3	0	3	0	16	37
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	75	16	0	0	0	0	0	0	0	0	0	91
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1989	81	0	0	0	0	0	0	0	0	0	0	81
Under Construction - 1990	142	0	0	0	71	0	0	0	0	0	71	213
- 1989	158	0	0	13	0	0	0	0	0	13	0	171
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	95	4	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	72	0	0	5	0	0	0	0	0	5	0	77
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	217	16	0	0	71	0	0	0	0	0	71	304
- 1989	236	0	0	13	0	0	0	0	0	13	0	249
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	25	1	0	0	0	0	0	0	0	0	0	26
- 12 Month Average	35	0	0	2	0	0	0	0	0	2	0	37

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	34	16	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1989	69	0	0	0	0	0	0	0	0	0	0	69
Under Construction - 1990	93	0	0	0	71	0	0	0	0	0	71	164
- 1989	99	0	0	13	0	0	0	0	0	13	0	112
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	66	4	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	31	0	0	5	0	0	0	0	0	5	0	36
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	127	16	0	0	71	0	0	0	0	0	71	214
- 1989	148	0	0	13	0	0	0	0	0	13	0	161
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	16	1	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	18	0	0	2	0	0	0	0	0	2	0	20
REST OF VICTORIA/HALIBURTON												
Pending Starts	41	0	0	0	0	0	0	0	0	0	0	41
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	49	0	0	0	0	0	0	0	0	0	0	49
- 1989	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	90	0	0	0	0	0	0	0	0	0	0	90
- 1989	88	0	0	0	0	0	0	0	0	0	0	88
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
PETERBOROUGH CA												
Pending Starts	85	8	0	0	59	0	5	0	0	0	64	157
STARTS - Current Month	31	0	0	0	30	0	0	0	0	0	30	61
- Year-To-Date 1990	112	0	0	0	30	0	0	0	0	0	30	142
- Year-To-Date 1989	136	2	0	0	0	0	96	0	0	0	96	234
Under Construction - 1990	213	0	0	0	67	0	0	0	0	0	67	280
- 1989	246	2	0	72	37	0	126	0	0	72	163	483
COMPLETIONS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	218	8	0	72	36	0	60	0	0	72	96	394
- Year-To-Date 1989	252	8	24	0	78	0	7	126	0	150	85	495
Completed & Not Absorbed - 1990	34	3	0	12	3	0	11	0	0	12	14	63
- 1989	10	1	0	0	10	0	0	0	0	0	10	21
Total Supply - 1990	332	11	0	12	129	0	16	0	0	12	145	500
- 1989	365	19	0	72	47	0	165	0	0	72	212	668
Absorptions - Current Month	49	1	0	0	0	0	13	0	0	0	13	63
- 3 Month Average	52	1	0	21	10	0	14	0	0	21	24	98
- 12 Month Average	72	2	2	5	6	0	7	4	0	11	13	98

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	62	8	0	0	59	0	5	0	0	0	64	134
STARTS - Current Month	15	0	0	0	30	0	0	0	0	0	30	45
- Year-To-Date 1990	77	0	0	0	30	0	0	0	0	0	30	107
- Year-To-Date 1989	93	2	0	0	0	0	96	0	0	0	96	191
Under Construction - 1990	131	0	0	0	67	0	0	0	0	0	67	198
- 1989	164	2	0	72	37	0	126	0	0	72	163	401
COMPLETIONS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	125	8	0	72	36	0	60	0	0	72	96	301
- Year-To-Date 1989	158	8	24	0	78	0	7	126	0	150	85	401
Completed & Not Absorbed - 1990	29	3	0	12	3	0	11	0	0	12	14	58
- 1989	8	1	0	0	10	0	0	0	0	0	10	19
Total Supply - 1990	222	11	0	12	129	0	16	0	0	12	145	390
- 1989	235	19	0	72	47	0	165	0	0	72	212	538
Absorptions - Current Month	27	1	0	0	0	0	13	0	0	0	13	41
- 3 Month Average	29	1	0	21	10	0	14	0	0	21	24	75
- 12 Month Average	45	2	2	5	6	0	7	4	0	11	13	71
NORTHUMBERLAND COUNTY												
Pending Starts	167	0	0	0	0	0	0	0	0	0	0	167
STARTS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	71	0	0	0	0	0	0	0	20	0	20	91
- Year-To-Date 1989	105	0	0	0	60	0	0	0	0	0	60	165
Under Construction - 1990	228	0	0	0	20	0	0	24	20	24	40	292
- 1989	171	2	0	0	77	0	23	0	0	0	100	273
COMPLETIONS - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	240	0	0	0	10	0	50	0	0	0	60	300
- Year-To-Date 1989	109	0	0	0	0	0	0	0	0	0	0	109
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	397	0	0	0	20	0	0	24	20	24	40	461
- 1989	282	2	0	0	77	0	63	0	0	0	140	424
Absorptions - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- 3 Month Average	67	0	0	0	3	0	17	0	0	0	20	87
- 12 Month Average	64	0	0	0	2	0	10	0	0	0	12	76
COBOURG CA												
Pending Starts	97	0	0	0	0	0	0	0	0	0	0	97
STARTS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	21	0	0	0	0	0	0	0	20	0	20	41
- Year-To-Date 1989	41	0	0	0	60	0	0	0	0	0	60	101
Under Construction - 1990	69	0	0	0	20	0	0	24	20	24	40	133
- 1989	55	0	0	0	77	0	0	0	0	0	77	132
COMPLETIONS - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1990	92	0	0	0	10	0	50	0	0	0	60	152
- Year-To-Date 1989	20	0	0	0	0	0	0	0	0	0	0	20
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	166	0	0	0	20	0	0	24	20	24	40	230
- 1989	76	0	0	0	77	0	40	0	0	0	117	193
Absorptions - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- 3 Month Average	22	0	0	0	3	0	17	0	0	0	20	42
- 12 Month Average	17	0	0	0	2	0	8	0	0	0	10	27

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1989	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1990	40	0	0	0	0	0	0	0	0	0	0	40
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	44	0	0	0	0	0	0	0	0	0	0	44
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
PORT HOPE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1989	22	0	0	0	0	0	0	0	0	0	0	22
Under Construction - 1990	18	0	0	0	0	0	0	0	0	0	0	18
- 1989	27	0	0	0	0	0	14	0	0	0	14	41
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	49	0	0	0	0	0	0	0	0	0	0	49
- Year-To-Date 1989	19	0	0	0	0	0	0	0	0	0	0	19
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	20	0	0	0	0	0	0	0	0	0	0	20
- 1989	54	0	0	0	0	0	14	0	0	0	14	68
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	14	0	0	0	0	0	1	0	0	0	1	15

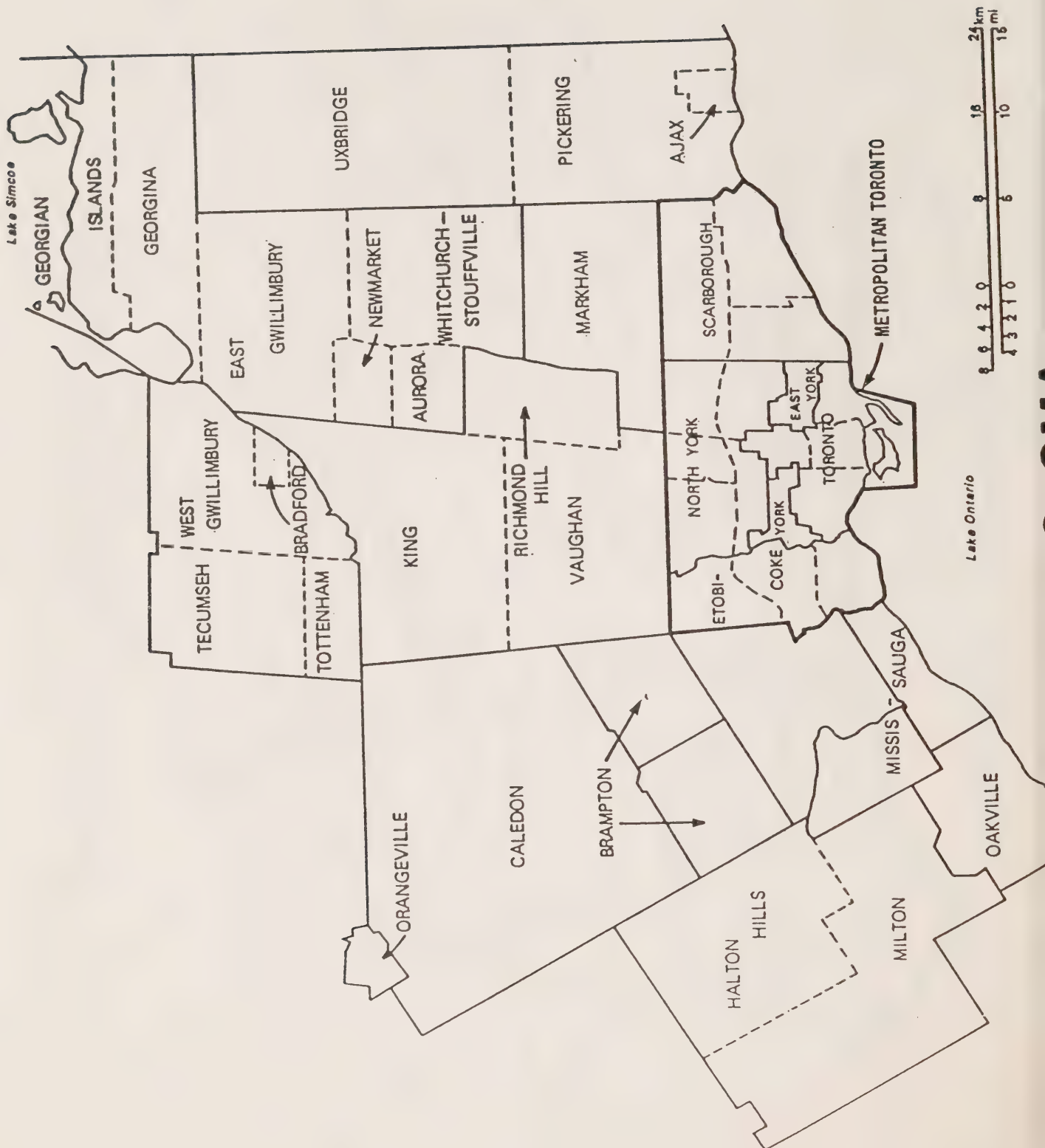
MAPS



TORONTO BRANCH



GREATER TORONTO AREA





LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

CN
FILED
-L53

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

May 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

May 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	7
MLS RESALE ACTIVITY	8
SUPPLEMENT	
Time for Construction	10
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	11
- Definitions	12
- Starts Summary Tables	14
- Detailed Summary Tables	18
- Maps:	
- CMHC Toronto Branch	42
- Greater Toronto Area (GTA)	43
- Toronto Census Metropolitan Area (CMA)	44

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – May 1990

- Mortgage rates remained flat at 14.25 percent at the beginning of May
- Housing starts numbered 2,554 in the Toronto Branch territory, down 46% from May 1989
- Average MLS prices in Toronto fell to \$263,645 in May
- New home activity had another lean month of only 742 sales
- A special supplement on duration of construction

ECONOMIC INDICATORS

The collapse of the Meech Lake agreement was the most significant event of the past month, though it is too early to determine what effect it will have on the economy, or on the housing sector. The rise in the GDP in the first quarter of 1990 (though it was flat in April), combined with a rising leading indicator in the U.S. in May suggest that the economy is still fairly strong — though U.S. housing starts have dropped to their lowest level since October 1982.

Interest rates remained at 14.25% for the past month and a half, with the same rate being offered for one, three and five year mortgages. The exchange rate, which peaked at 86.20¢ on April 26, began to fall in May, but then rebounded, and stood at 85.01¢ on June 21.

The loss of Expo 2000 reduced hopes that the World Fair might revive construction activity in Toronto, and now the City is waiting for a September decision on the Olympics. Consumer prices in the Toronto area rose in May at an annualized rate of 5.3%. Employment growth was negligible, and one half of the growth in employment in Toronto in the past 12 months has been in part-time work. The unemployment rate exceeded 5 percent for the first time since June 1987. While statistics are not available, it is likely that a significant proportion of this unemployment is in the construction sector.

The Minister of Housing in Ontario released a study by the IBI Group on future options for the GTA. Copies of the report are available through the Government of Ontario Bookstore.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI All Items Toronto 1981=100	NHPI Toronto 1981=100	EMPLOYMENT ('000s)		UNEMPLOYMENT RATE (%)	
	Bank Mtge	Rate	Exch. Rate			Toronto	Oshawa	Toronto	Oshawa
	Rate	3 Yr.	(\$Cdn/\$US)						
		Inst.	month end						
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,929	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7	210.9	1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	164.5	210.7	1,937	98	4.1	6.4
May	13.92	14.25	85.30	165.2	—	1,938	101	5.1	6.5
June 21	13.90	14.25	85.01						

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts in May for the Toronto Branch territory totalled 2,554 units, down 46% from May 1989, but up 20% from last month.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727		1,832		4,559		
July	2,291		1,712		4,003		
August	2,540		989		3,529		
September	2,216		572		2,788		
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
Year-to-Date	25,137	5,079	22,098	7,916	47,235	12,995	-39.6%

Source: CMHC

Starts are down in all of the municipalities in the Toronto CMA, with the exception of Etobicoke, where a large multiple unit project was recorded as started.

HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH May 1989 - 1990

	May 1989		May 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	2,139	1,606	711	1,273	-66.8%	-20.7%
Oshawa CMA	184	178	135	32	-26.6%	-82.0%
Barrie CA	254	28	158	2	-37.8%	—
Peterborough CA	105	23	61	29	-41.9%	26.1%

Source: CMHC

Nationally, housing starts remained at the 200,000 level in May. While singles were down, multiples were up, particularly in Alberta and BC.

HOUSING STARTS - CANADA

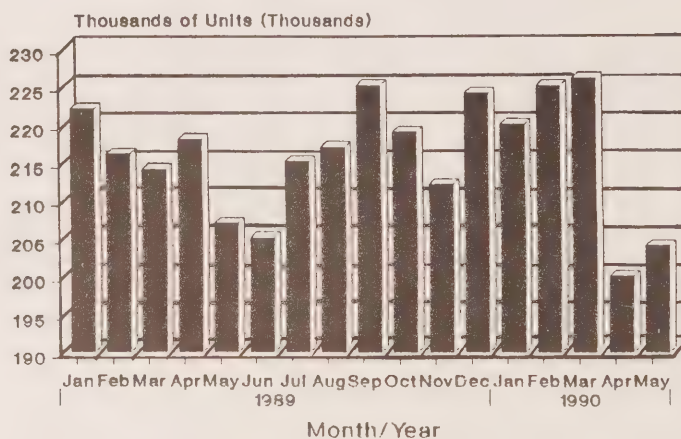
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	93,000	14.8%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	5.4%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	28,000	200,000
May	82,000	-17.2%	94,000	30.6%	176,000	2.3%	28,000	204,000

SOURCE: CMHC

HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



NEW HOME SALES

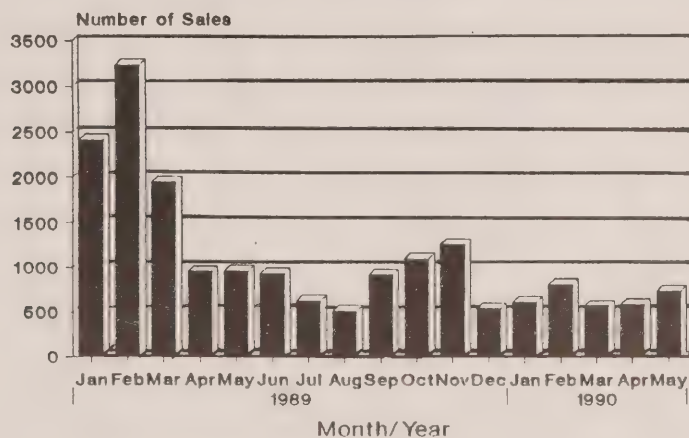
Total new home sales as reported by Brethour Research remained low, increasing to 742 units, largely as a result of improvement in the detached sector. The condominium market in the eastern part of the CMA was especially hard hit with only 1 sale during the month of May.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475			462			937		
July	265			367			632		
August	294			226			520		
September	557			370			927		
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

NEW HOME SALES Toronto Area, 1989-1990



MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for April 1990 was \$263,645, a 5% decrease from last month. The median price was at its lowest since January 1989. The sales to listings ratio dropped below 9% for the second month in a row, as sales fell and listings rose.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number Sales	No. of Listings	Sales to Listings	Average Price	Median Price	Number Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$263,645	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000					
July	2,535	15,769	16%	\$267,007	\$230,000					
August	3,270	18,022	18%	\$274,582	\$230,000					
September	3,307	21,813	15%	\$277,186	\$235,000					
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL Jan-Dec	38,960			\$273,698						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported a fall in sales and listings, resulting in a sales to listing ratio of 8%; this contrasts with a ratio of 73% in February 1989. Despite this, the average price fell only slightly, though it is still 14% below the price peak in March 1989.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705				
July	336	2,409	14%	\$176,829				
August	456	2,485	18%	\$183,464				
September	446	2,581	17%	\$183,524				
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	APRIL 1989			APRIL 1990			PERCENT CHANGE 1989-1990	
	No. of Sales	New Listing	Average Price	No of Sales	New Listing	Average Price	No of Sales	Average Price
Barrie and District	176	524	\$174,223	131	648	\$162,813	-25.6	-6.5
Brampton	391	1173	\$212,322	264	1372	\$215,096	-32.5	1.3
Cobourg-Port Hope	45	106	\$135,332	27	152	\$141,648	-40.0	4.7
Collingwood & District	93	287	\$157,926	54	356	\$141,426	-41.9	-10.4
Haliburton District	10	35	\$113,830	13	88	\$140,250	20.0	23.2
Lindsay and District	93	256	\$132,287	60	333	\$141,845	-35.5	7.2
Midland and Penetanguishene	56	151	\$132,878	50	222	\$125,180	-10.7	-5.8
Mississauga	416		\$250,895	259	1090	\$230,701	-37.7	-8.0
Muskoka	72	204	\$120,056	78	534	\$104,739	8.3	-12.8
Oakville-Milton	171	530	\$238,236	202	641	\$204,631	18.1	-14.1
Orangeville and District	69	198	\$197,008	47	263	\$159,495	-31.9	-19.0
Orillia and District	94	251	\$143,859	72	270	\$136,833	-23.4	-4.9
Oshawa and District	347	1006	\$195,291	312	1202	\$173,115	-10.1	-11.4
Peterborough	154	408	\$139,448	122	444	\$143,157	-20.8	2.7
Toronto	2769	9116	\$280,121	2125	8176	\$277,251	-23.3	-1.0
York Region	323	1176	\$241,264	208	1005	\$204,031	-35.6	-15.4

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

SUPPLEMENT: TIME FOR CONSTRUCTION

At a recent THBA seminar, the issue was raised of the timing of completions of units currently under construction. In order to make this estimate, we could have examined each individual project under construction, and estimate how much longer they would be under construction. A briefer, though possibly not as accurate method, is to estimate the average time it takes to build units of different types and sizes, and then apply these averages to the stock of units under construction.

Table A1 indicates the average time it takes to build the different types of structures from the start of construction, defined as full footings, to completions. These numbers vary from slightly over 7 months for a single to a year and a half for high rise apartments. Moreover, there is a great deal of variability, depending not only on the quality of the structure, but also on the anticipated market.

Table A1

ESTIMATED AVERAGE TIME TO CONSTRUCT A DWELLING

Unit Type	# of Units	April 1989		October 1989		April 1990	
		Months	Projects	Months	Projects	Months	Projects
Single		7.26	(1535)	7.52	(1682)	9.94	(1499)
Semi		8.10	(10)	7.38	(8)	9.20	(35)
Row	<6	7.53	(57)	7.70	(56)	8.71	(45)
	6-10	6.70	(118)	7.40	(104)	8.30	(113)
	10-20	7.38	(8)	7.75	(16)	7.30	(10)
Apt	<6	8.91	(11)	10.63	(8)	7.00	(15)
	6-50	11.16	(25)	11.38	(13)	8.80	(20)
	51-100	13.80	(5)	11.00	(5)	18.22	(9)
	101-200	17.88	(24)	16.68	(19)	16.26	(19)
	201+	17.31	(13)	16.52	(19)	16.61	(21)

Note: Singles and semis refer to units completed during the month.
Row and Apt refer to projects completed during the previous 6 months.

Table A2 applies the April 1990 estimated average times of construction to the units under construction in April 1990 to arrive at a distribution of completions by quarter. Again, these dates are approximations, since the length of time to the end of construction can be altered depending on the builder's view of the market. Moreover, should there be strikes in the residential sector, these completion dates would have to be adjusted.

Table A2

ESTIMATED COMPLETIONS OF MULTIPLE UNIT PROJECTS Toronto CMA

Year	Qtr	Units
1990	3	5085
	4	3081
1991	1	1669
	2	4958
	3	3008
	4	739

Note: estimated by applying average times from Table A.1 to stock of row and apartment units under construction as of April 30, 1990

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Caven, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a) Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b) Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c) Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

MAY 1990

-----MAY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	2,850	1,191	-58.2%	1,907	1,363	-28.5%	4,757	2,554	-46.3%
GREATER TORONTO AREA	2,270	863	-62.0%	1,784	1,309	-26.6%	4,054	2,172	-46.4%
TORONTO CMA:	2,139	711	-66.8%	1,606	1,273	-20.7%	3,745	1,984	-47.0%
METRO TORONTO:	179	200	11.7%	1,101	825	-25.1%	1,280	1,025	-19.9%
Toronto City	12	17	41.7%	251	51	-79.7%	263	68	-74.1%
East York	1	4	300.0%	0	0	N/A	1	4	300.0%
Etobicoke	18	124	588.9%	430	770	79.1%	448	894	99.6%
North York	66	43	-34.8%	0	2	N/A	66	45	-31.8%
Scarborough	78	5	-93.6%	0	0	N/A	78	5	-93.6%
York City	4	7	75.0%	420	2	-99.5%	424	9	-97.9%
YORK REGION:	836	116	-86.1%	0	69	N/A	836	185	-77.9%
Aurora	33	11	-66.7%	0	0	N/A	33	11	-66.7%
East Gwillimbury	16	4	-75.0%	0	0	N/A	16	4	-75.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	0	N/A	0	0	N/A	0	0	N/A
King	34	4	-88.2%	0	0	N/A	34	4	-88.2%
Markham	58	4	-93.1%	0	0	N/A	58	4	-93.1%
Newmarket	158	48	-69.6%	0	23	N/A	158	71	-55.1%
Richmond Hill	273	24	-91.2%	0	23	N/A	273	47	-82.8%
Vaughan	248	17	-93.1%	0	23	N/A	248	40	-83.9%
Whitchurch-Stouff.	16	4	-75.0%	0	0	N/A	16	4	-75.0%
PEEL REGION:	727	231	-68.2%	396	219	-44.7%	1,123	450	-59.9%
Brampton	400	110	-72.5%	54	42	-22.2%	454	152	-66.5%
Caledon	31	19	-38.7%	0	0	N/A	31	19	-38.7%
Mississauga	296	102	-65.5%	342	177	-48.2%	638	279	-56.3%
HALTON REGION:	64	84	31.3%	109	154	41.3%	173	238	37.6%
Burlington **	12	24	100.0%	0	4	N/A	12	28	133.3%
Halton Hills	36	6	-83.3%	0	0	N/A	36	6	-83.3%
Milton	6	7	16.7%	0	0	N/A	6	7	16.7%
Oakville	10	47	370.0%	109	150	37.6%	119	197	65.5%
REST OF TORONTO CMA:	345	104	-69.9%	0	10	N/A	345	114	-67.0%
Ajax	215	69	-67.9%	0	10	N/A	215	79	-63.3%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	17	1	-94.1%	0	0	N/A	17	1	-94.1%
Orangeville	25	0	-100.0%	0	0	N/A	25	0	-100.0%
Pickering	40	12	-70.0%	0	0	N/A	40	12	-70.0%
Tecumseth	24	12	-50.0%	0	0	N/A	24	12	-50.0%
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	20	7	-65.0%	0	0	N/A	20	7	-65.0%
West Gwillimbury	4	3	-25.0%	0	0	N/A	4	3	-25.0%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	464	232	-50.0%	178	42	-76.4%	642	274	-57.3%
OSHAWA CMA:	184	135	-26.6%	178	32	-82.0%	362	167	-53.9%
Oshawa City	70	20	-71.4%	103	8	-92.2%	173	28	-83.8%
Newcastle	31	50	61.3%	10	24	140.0%	41	74	80.5%
Whitby	83	65	-21.7%	65	0	-100.0%	148	65	-56.1%
REST OF DURHAM:	280	97	-65.4%	0	10	N/A	280	107	-61.8%
Ajax	215	69	-67.9%	0	10	N/A	215	79	-63.3%
Brock	5	9	80.0%	0	0	N/A	5	9	80.0%
Pickering	40	12	-70.0%	0	0	N/A	40	12	-70.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	20	7	-65.0%	0	0	N/A	20	7	-65.0%
SIMCOE COUNTY:	381	230	-39.6%	80	2	-97.5%	461	232	-49.7%
BARRIE CA:	254	158	-37.8%	28	2	-92.9%	282	160	-43.3%
Barrie City	136	133	-2.2%	28	2	-92.9%	164	135	-17.7%
Innisfil	67	13	-80.6%	0	0	N/A	67	13	-80.6%
Vespra	51	12	-76.5%	0	0	N/A	51	12	-76.5%
COLLINGWOOD CA:	18	7	-61.1%	52	0	-100.0%	70	7	-90.0%

** not part of the Toronto CMA

-----MAY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	54	35	-35.2%	0	0	N/A	54	35	-35.2%
Midland Town	6	15	150.0%	0	0	N/A	6	15	150.0%
Penetanguishene	27	12	-55.6%	0	0	N/A	27	12	-55.6%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	2	100.0%	0	0	N/A	1	2	100.0%
Tay Township	13	6	-53.8%	0	0	N/A	13	6	-53.8%
Tiny Township	0	0	N/A	0	0	N/A	0	0	N/A
Victoria Harbour	7	0	-100.0%	0	0	N/A	7	0	-100.0%
ORILLIA CA:	10	14	40.0%	0	0	N/A	10	14	40.0%
Orillia City	10	11	10.0%	0	0	N/A	10	11	10.0%
Orillia Township	0	3	N/A	0	0	N/A	0	3	N/A
REST OF SIMCOE COUNTY:	45	16	-64.4%	0	0	N/A	45	16	-64.4%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	24	12	-50.0%	0	0	N/A	24	12	-50.0%
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	4	3	-25.0%	0	0	N/A	4	3	-25.0%
Bradford	17	1	-94.1%	0	0	N/A	17	1	-94.1%
MUSKOKA DISTRICT:	19	2	-89.5%	20	27	35.0%	39	29	-25.6%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	19	2	-89.5%	20	27	35.0%	39	29	-25.6%
VICTORIA/HALIBURTON:	28	9	-67.9%	0	0	N/A	28	9	-67.9%
LINDSAY CA:	28	9	-67.9%	0	0	N/A	28	9	-67.9%
Lindsay Town	21	9	-57.1%	0	0	N/A	21	9	-57.1%
Ops Township	7	0	-100.0%	0	0	N/A	7	0	-100.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	105	61	-41.9%	23	29	26.1%	128	90	-29.7%
PETERBOROUGH CA:	105	61	-41.9%	23	29	26.1%	128	90	-29.7%
Peterborough City	47	37	-21.3%	23	29	26.1%	70	66	-5.7%
Dummer Township	6	12	100.0%	0	0	N/A	6	12	100.0%
Duoro Township	7	1	-85.7%	0	0	N/A	7	1	-85.7%
Ennismore Township	5	4	-20.0%	0	0	N/A	5	4	-20.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	1	0	-100.0%	0	0	N/A	1	0	-100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	24	3	-87.5%	0	0	N/A	24	3	-87.5%
Smith Township	15	4	-73.3%	0	0	N/A	15	4	-73.3%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	59	50	-15.3%	0	0	N/A	59	50	-15.3%
COBOURG CA:	12	4	-66.7%	0	0	N/A	12	4	-66.7%
Cobourg	12	4	-66.7%	0	0	N/A	12	4	-66.7%
REST OF NORTHUMBERLAND:	47	46	-2.1%	0	0	N/A	47	46	-2.1%
Port Hope	21	0	-100.0%	0	0	N/A	21	0	-100.0%
Murray Township	16	36	125.0%	0	0	N/A	16	36	125.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	10	10	.0%	0	0	N/A	10	10	.0%

-----JANUARY-MAY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	10,692	5,079	-52.5%	10,813	7,916	-26.8%	21,505	12,995	-39.6%
GREATER TORONTO AREA	9,142	3,904	-57.3%	9,993	7,087	-29.1%	19,135	10,991	-42.6%
TORONTO CMA:	8,150	3,145	-61.4%	9,567	6,652	-30.5%	17,717	9,797	-44.7%
METRO TORONTO:	843	469	-44.4%	5,464	3,540	-35.2%	6,307	4,009	-36.4%
Toronto City	37	37	.0%	1,435	533	-62.9%	1,472	570	-61.3%
East York	7	18	157.1%	0	44	N/A	7	62	785.7%
Etobicoke	31	190	512.9%	753	1,399	85.8%	784	1,589	102.7%
North York	215	128	-40.5%	468	296	-36.8%	683	424	-37.9%
Scarborough	499	80	-84.0%	2,177	1,248	-42.7%	2,676	1,328	-50.4%
York City	54	16	-70.4%	631	20	-96.8%	685	36	-94.7%
YORK REGION:	3,587	1,073	-70.1%	753	1,042	38.4%	4,340	2,115	-51.3%
Aurora	227	46	-79.7%	3	0	-100.0%	230	46	-80.0%
East Gwillimbury	61	17	-72.1%	0	0	N/A	61	17	-72.1%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	321	84	-73.8%	30	36	20.0%	351	120	-65.8%
King	103	19	-81.6%	0	0	N/A	103	19	-81.6%
Markham	688	237	-65.6%	311	341	9.6%	999	578	-42.1%
Newmarket	341	421	23.5%	0	23	N/A	341	444	30.2%
Richmond Hill	978	73	-92.5%	409	417	2.0%	1,387	490	-64.7%
Vaughan	764	167	-78.1%	0	225	N/A	764	392	-48.7%
Whitchurch-Stouff.	104	9	-91.3%	0	0	N/A	104	9	-91.3%
PEEL REGION:	2,134	875	-59.0%	2,875	1,030	-64.2%	5,009	1,905	-62.0%
Brampton	1,055	425	-59.7%	447	503	12.5%	1,502	928	-38.2%
Caledon	108	62	-42.6%	0	0	N/A	108	62	-42.6%
Mississauga	971	388	-60.0%	2,428	527	-78.3%	3,399	915	-73.1%
HALTON REGION:	805	334	-58.5%	531	829	56.1%	1,336	1,163	-12.9%
Burlington **	195	200	2.6%	172	77	-55.2%	367	277	-24.5%
Halton Hills	83	17	-79.5%	84	0	-100.0%	167	17	-89.8%
Milton	29	17	-41.4%	0	154	N/A	29	171	489.7%
Oakville	498	100	-79.9%	275	598	117.5%	773	698	-9.7%
REST OF TORONTO CMA:	976	594	-39.1%	116	288	148.3%	1,092	882	-19.2%
Ajax	513	357	-30.4%	61	268	339.3%	574	625	8.9%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	43	4	-90.7%	0	0	N/A	43	4	-90.7%
Orangeville	66	3	-95.5%	0	10	N/A	66	13	-80.3%
Pickering	179	105	-41.3%	0	2	N/A	179	107	-40.2%
Tecumseth	80	69	-13.8%	0	0	N/A	80	69	-13.8%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	53	14	-73.6%	55	0	-100.0%	108	14	-87.0%
West Gwillimbury	19	41	115.8%	0	0	N/A	19	41	115.8%
Mono Township **	0	3	N/A	0	0	N/A	0	3	N/A
DURHAM REGION:	1,773	1,153	-35.0%	370	646	74.6%	2,143	1,799	-16.1%
OSHAWA CMA:	998	655	-34.4%	254	374	47.2%	1,252	1,029	-17.8%
Oshawa City	286	52	-81.8%	175	196	12.0%	461	248	-46.2%
Newcastle	442	352	-20.4%	14	34	142.9%	456	386	-15.4%
Whitby	270	251	-7.0%	65	144	121.5%	335	395	17.9%
REST OF DURHAM:	775	498	-35.7%	116	272	134.5%	891	770	-13.6%
Ajax	513	357	-30.4%	61	268	339.3%	574	625	8.9%
Brock	21	15	-28.6%	0	0	N/A	21	15	-28.6%
Pickering	179	105	-41.3%	0	2	N/A	179	107	-40.2%
Scugog	9	7	-22.2%	0	2	N/A	9	9	.0%
Uxbridge	53	14	-73.6%	55	0	-100.0%	108	14	-87.0%
SIMCOE COUNTY:	1,062	958	-9.8%	635	714	12.4%	1,697	1,672	-1.5%
BARRIE CA:	633	579	-8.5%	259	489	88.8%	892	1,068	19.7%
Barrie City	276	486	76.1%	259	489	88.8%	535	975	82.2%
Innisfil	272	55	-79.8%	0	0	N/A	272	55	-79.8%
Vespra	85	38	-55.3%	0	0	N/A	85	38	-55.3%
COLLINGWOOD CA:	28	25	-10.7%	284	177	-37.7%	312	202	-35.3%

** not part of the Toronto CMA

-----JANUARY-MAY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	149	145	-2.7%	18	9	-50.0%	167	154	-7.8%
Midland Town	15	30	100.0%	6	9	50.0%	21	39	85.7%
Penetanguishene	63	17	-73.0%	12	0	-100.0%	75	17	-77.3%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	2	4	100.0%	0	0	N/A	2	4	100.0%
Tay Township	27	12	-55.6%	0	0	N/A	27	12	-55.6%
Tiny Township	32	77	140.6%	0	0	N/A	32	77	140.6%
Victoria Harbour	10	5	-50.0%	0	0	N/A	10	5	-50.0%
ORILLIA CA:	85	92	8.2%	74	31	-58.1%	159	123	-22.6%
Orillia City	32	26	-18.8%	74	31	-58.1%	106	57	-46.2%
Orillia Township	53	66	24.5%	0	0	N/A	53	66	24.5%
REST OF SIMCOE COUNTY:	167	117	-29.9%	0	8	N/A	167	125	-25.1%
Adjala	2	2	.0%	0	0	N/A	2	2	.0%
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	80	69	-13.8%	0	0	N/A	80	69	-13.8%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	19	41	115.8%	0	0	N/A	19	41	115.8%
Bradford	43	4	-90.7%	0	0	N/A	43	4	-90.7%
MUSKOKA COUNTY:	130	71	-45.4%	176	113	-35.8%	306	184	-39.9%
Bracebridge	50	22	-56.0%	37	48	29.7%	87	70	-19.5%
Gravenhurst	5	7	40.0%	34	6	-82.4%	39	13	-66.7%
Huntsville	75	42	-44.0%	105	59	-43.8%	180	101	-43.9%
VICTORIA/HALIBURTON:	109	48	-56.0%	0	0	N/A	109	48	-56.0%
LINDSAY CA:	97	42	-56.7%	0	0	N/A	97	42	-56.7%
Lindsay Town	85	39	-54.1%	0	0	N/A	85	39	-54.1%
Ops Township	12	3	-75.0%	0	0	N/A	12	3	-75.0%
REST OF VICTORIA/HALIBURTON:	12	6	-50.0%	0	0	N/A	12	6	-50.0%
Fenelon Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	280	177	-36.8%	121	59	-51.2%	401	236	-41.1%
PETERBOROUGH CA:	241	173	-28.2%	121	59	-51.2%	362	232	-35.9%
Peterborough City	140	114	-18.6%	121	59	-51.2%	261	173	-33.7%
Dummer Township	12	15	25.0%	0	0	N/A	12	15	25.0%
Duoro Township	10	2	-80.0%	0	0	N/A	10	2	-80.0%
Ennismore Township	12	21	75.0%	0	0	N/A	12	21	75.0%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	3	2	-33.3%	0	0	N/A	3	2	-33.3%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	25	6	-76.0%	0	0	N/A	25	6	-76.0%
Smith Township	34	13	-61.8%	0	0	N/A	34	13	-61.8%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	39	4	-89.7%	0	0	N/A	39	4	-89.7%
NORTHUMBERLAND COUNTY:	164	121	-26.2%	60	20	-66.7%	224	141	-37.1%
COBOURG CA:	53	25	-52.8%	60	20	-66.7%	113	45	-60.2%
Cobourg	53	25	-52.8%	60	20	-66.7%	113	45	-60.2%
REST OF NORTHUMBERLAND:	111	96	-13.5%	0	0	N/A	111	96	-13.5%
Port Hope	43	8	-81.4%	0	0	N/A	43	8	-81.4%
Murray Township	30	48	60.0%	0	0	N/A	30	48	60.0%
Brighton Township	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Hope Township	2	5	150.0%	0	0	N/A	2	5	150.0%
Percy Township	16	2	-87.5%	0	0	N/A	16	2	-87.5%
Hamilton Township	16	31	93.8%	0	0	N/A	16	31	93.8%

MAY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	5,114	198	187	373	2,982	54	403	171	954	785	4,339	10,436
STARTS - Current Month	1,191	20	114	44	195	9	778	38	165	205	1,138	2,554
- Year-To-Date 1990	5,079	102	331	173	3,895	270	1,611	124	1,410	898	6,916	12,995
- Year-To-Date 1989	10,692	116	485	600	7,774	175	533	68	1,062	1,328	9,369	21,505
Under Construction - 1990	11,954	177	562	844	15,667	270	2,996	331	2,774	2,007	21,437	35,575
- 1989	16,050	203	802	927	18,662	214	3,280	158	2,867	2,101	24,809	43,163
COMPLETIONS - Current Month	1,397	38	10	81	1,196	0	284	0	289	91	1,769	3,295
- Year-To-Date 1990	8,416	154	136	419	5,492	6	1,782	240	1,634	801	8,908	18,279
- Year-To-Date 1989	10,156	188	513	577	8,025	23	1,219	252	1,598	1,365	10,842	22,551
Completed & Not Absorbed - 1990	1,242	45	86	112	900	0	993	0	0	198	1,893	3,378
- 1989	147	9	192	94	1,866	0	196	0	0	286	2,062	2,504
Total Supply - 1990	18,310	420	835	1,329	19,549	324	4,392	502	3,728	2,990	27,669	49,389
- 1989	21,805	407	1,348	1,103	22,635	246	4,409	573	4,277	3,270	31,321	56,803
Absorptions - Current Month	1,051	37	39	83	1,442	0	405	0	289	122	2,136	3,346
- 3 Month Average	1,671	22	80	113	884	0	349	74	223	267	1,456	3,416
- 12 Month Average	1,970	27	111	104	987	1	302	53	219	269	1,508	3,774
GREATER TORONTO AREA												
Pending Starts	3,593	150	199	219	2,766	54	350	171	737	643	3,853	8,239
STARTS - Current Month	863	10	114	48	156	0	778	38	165	200	1,099	2,172
- Year-To-Date 1990	3,904	66	340	122	3,662	221	1,524	124	1,028	807	6,214	10,991
- Year-To-Date 1989	9,142	92	450	568	7,320	175	285	68	1,035	1,261	8,640	19,135
Under Construction - 1990	9,730	120	492	625	14,932	221	2,892	307	2,437	1,645	20,261	31,756
- 1989	14,135	158	764	905	18,435	214	2,779	158	2,840	2,041	24,054	40,388
COMPLETIONS - Current Month	1,049	32	10	46	1,196	0	275	0	289	56	1,760	2,897
- Year-To-Date 1990	6,670	110	127	362	5,072	57	1,613	240	1,634	786	8,319	15,885
- Year-To-Date 1989	8,598	152	523	521	7,858	15	1,040	126	1,430	1,185	10,328	20,263
Completed & Not Absorbed - 1990	1,085	40	85	110	893	0	782	0	0	195	1,675	2,995
- 1989	189	9	194	120	1,740	0	169	0	0	314	1,909	2,421
Total Supply - 1990	14,408	310	776	954	18,591	275	4,024	478	3,174	2,483	25,789	42,990
- 1989	18,364	320	1,103	1,093	22,250	246	3,519	573	4,223	3,015	29,992	51,691
Absorptions - Current Month	756	27	39	54	1,441	0	387	0	289	93	2,117	2,993
- 3 Month Average	1,354	17	76	109	771	0	311	74	223	259	1,305	2,935
- 12 Month Average	1,558	16	107	106	945	0	256	58	207	271	1,408	3,253
TORONTO CMA												
Pending Starts	3,150	121	181	219	2,809	16	335	171	737	587	3,881	7,739
STARTS - Current Month	711	10	90	44	156	0	770	38	165	172	1,091	1,984
- Year-To-Date 1990	3,145	56	298	67	3,504	221	1,392	124	990	710	5,886	9,797
- Year-To-Date 1989	8,150	62	450	391	7,268	175	257	58	906	1,074	8,431	17,717
Under Construction - 1990	8,245	104	446	561	14,254	221	2,842	307	2,399	1,535	19,495	29,379
- 1989	12,287	96	721	586	18,086	214	2,709	88	2,610	1,609	23,405	37,397
COMPLETIONS - Current Month	880	28	10	46	1,196	0	221	0	200	56	1,617	2,581
- Year-To-Date 1990	5,215	84	80	240	5,069	0	1,590	170	1,423	490	8,082	13,871
- Year-To-Date 1989	7,569	122	415	461	7,620	15	819	126	1,430	1,017	9,869	18,577
Completed & Not Absorbed - 1990	1,019	32	76	80	881	0	747	0	0	156	1,628	2,835
- 1989	130	7	162	90	1,716	0	126	0	0	252	1,842	2,231
Total Supply - 1990	12,414	257	703	860	17,944	237	3,924	478	3,136	2,278	25,004	39,953
- 1989	15,125	176	1,028	732	21,805	246	3,394	503	3,931	2,509	29,130	46,940
Absorptions - Current Month	609	23	30	49	1,441	0	342	0	200	79	1,983	2,694
- 3 Month Average	1,012	10	66	77	769	0	312	51	182	194	1,263	2,479
- 12 Month Average	1,273	12	94	67	918	0	232	47	197	208	1,347	2,840

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	440	67	7	16	2,452	16	335	4	483	43	3,270	3,820
STARTS - Current Month	200	6	0	0	24	0	770	0	25	0	819	1,025
- Year-To-Date 1990	469	22	0	23	2,042	6	941	22	484	51	3,467	4,009
- Year-To-Date 1989	843	48	116	117	3,972	120	228	58	805	411	5,005	6,307
Under Construction - 1990	1,195	46	54	96	8,826	6	1,170	22	1,325	178	11,321	12,740
- 1989	1,239	60	84	175	10,825	120	1,024	77	2,091	456	13,940	15,695
COMPLETIONS - Current Month	82	10	0	11	579	0	221	0	200	11	1,000	1,103
- Year-To-Date 1990	741	28	12	11	2,326	0	1,488	40	991	63	4,805	5,637
- Year-To-Date 1989	1,060	40	68	0	4,978	0	441	0	1,050	68	6,469	7,637
Completed & Not Absorbed - 1990	58	8	31	5	264	0	374	0	0	36	638	740
- 1989	6	2	45	0	802	0	23	0	0	45	825	878
Total Supply - 1990	1,693	121	92	117	11,542	22	1,879	26	1,808	257	15,229	17,300
- 1989	1,953	109	178	209	13,065	120	1,462	156	2,772	663	17,299	20,024
Absorptions - Current Month	81	10	12	12	557	0	342	0	200	24	1,099	1,214
- 3 Month Average	173	4	0	5	429	0	290	13	98	18	817	1,012
- 12 Month Average	154	7	7	11	525	0	117	16	143	34	785	980
TORONTO CITY												
Pending Starts	41	40	0	0	1,478	16	179	4	202	20	1,859	1,960
STARTS - Current Month	17	0	0	0	24	0	2	0	25	0	51	68
- Year-To-Date 1990	37	2	0	0	351	6	23	14	137	20	511	570
- Year-To-Date 1989	37	16	105	0	603	0	224	40	447	145	1,274	1,472
Under Construction - 1990	81	10	54	6	2,638	6	244	14	458	80	3,340	3,511
- 1989	58	28	73	0	3,313	0	720	40	829	113	4,862	5,061
COMPLETIONS - Current Month	9	6	0	0	311	0	221	0	200	0	732	747
- Year-To-Date 1990	45	14	0	0	1,039	0	236	40	385	40	1,660	1,759
- Year-To-Date 1989	53	22	54	0	1,742	0	41	0	650	54	2,433	2,562
Completed & Not Absorbed - 1990	1	4	28	0	159	0	182	0	0	28	341	374
- 1989	0	1	40	0	96	0	2	0	0	40	98	139
Total Supply - 1990	123	54	82	6	4,275	22	605	18	660	128	5,540	5,845
- 1989	118	51	150	0	3,858	0	820	85	1,394	235	6,072	6,476
Absorptions - Current Month	9	6	12	0	241	0	85	0	200	12	526	553
- 3 Month Average	9	1	0	0	144	0	23	13	13	13	180	203
- 12 Month Average	8	3	5	0	134	0	35	3	50	8	219	238
EAST YORK												
Pending Starts	11	3	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	18	0	0	0	44	0	0	0	0	0	44	62
- Year-To-Date 1989	7	0	0	0	0	0	0	0	0	0	0	7
Under Construction - 1990	24	0	0	0	589	0	0	0	0	0	589	613
- 1989	10	0	0	0	0	0	0	0	0	0	0	10
COMPLETIONS - Current Month	9	0	0	0	50	0	0	0	0	0	50	59
- Year-To-Date 1990	28	0	0	0	50	0	0	0	0	0	50	78
- Year-To-Date 1989	20	2	0	0	35	0	0	0	0	0	35	57
Completed & Not Absorbed - 1990	2	0	0	0	3	0	0	0	0	0	3	5
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	37	3	0	0	592	0	0	0	0	0	592	632
- 1989	11	2	0	0	0	0	169	0	0	0	169	182
Absorptions - Current Month	9	0	0	0	47	0	0	0	0	0	47	56
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	3	0	0	0	3	0	0	0	0	0	3	6

	OWNERSHIP					RENTAL						GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.	
ETOBICOKE												
Pending Starts	92	2	0	0	45	0	0	0	0	0	45	139
STARTS - Current Month	124	2	0	0	0	0	768	0	0	0	768	894
- Year-To-Date 1990	190	2	0	0	510	0	768	0	119	0	1,397	1,589
- Year-To-Date 1989	31	4	0	33	695	0	3	18	0	51	698	784
Under Construction - 1990	233	6	0	33	1,160	0	776	0	119	33	2,055	2,327
- 1989	117	4	0	33	1,300	0	3	37	263	70	1,566	1,757
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	62	0	0	0	0	0	458	0	110	0	568	630
- Year-To-Date 1989	140	4	0	0	947	0	398	0	0	0	1,345	1,489
Completed & Not Absorbed - 1990	1	0	0	0	0	0	10	0	0	0	10	11
- 1989	0	0	0	0	52	0	0	0	0	0	52	52
Total Supply - 1990	326	8	0	33	1,205	0	786	0	119	33	2,110	2,477
- 1989	152	8	0	33	1,352	0	3	37	263	70	1,618	1,848
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	13	0	0	0	0	0	149	0	0	0	149	162
- 12 Month Average	17	1	0	0	47	0	40	3	22	3	109	130
NORTH YORK												
Pending Starts	172	2	0	0	0	0	0	0	202	0	202	376
STARTS - Current Month	43	2	0	0	0	0	0	0	0	0	0	45
- Year-To-Date 1990	128	2	0	23	271	0	0	0	0	23	271	424
- Year-To-Date 1989	215	0	11	0	293	0	0	0	164	11	457	683
Under Construction - 1990	427	2	0	23	507	0	0	0	68	23	575	1,027
- 1989	354	0	11	0	1,751	0	0	0	337	11	2,088	2,453
COMPLETIONS - Current Month	23	0	0	11	218	0	0	0	0	11	218	252
- Year-To-Date 1990	225	0	12	11	431	0	0	0	254	23	685	933
- Year-To-Date 1989	244	0	0	0	1,791	0	0	0	40	0	1,831	2,075
Completed & Not Absorbed - 1990	19	0	3	4	87	0	0	0	0	7	87	113
- 1989	0	0	0	0	342	0	0	0	0	0	342	342
Total Supply - 1990	618	4	3	27	594	0	0	0	270	30	864	1,516
- 1989	563	0	23	0	2,093	0	0	0	405	23	2,498	3,084
Absorptions - Current Month	24	0	0	7	269	0	0	0	0	7	269	300
- 3 Month Average	56	0	0	0	74	0	0	0	85	0	159	215
- 12 Month Average	45	0	2	0	156	0	0	0	31	2	187	234
SCARBOROUGH												
Pending Starts	102	2	7	16	929	0	155	0	79	23	1,163	1,290
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	80	4	0	0	866	0	150	0	228	0	1,244	1,328
- Year-To-Date 1989	499	0	0	84	1,973	120	0	0	0	204	1,973	2,676
Under Construction - 1990	408	4	0	34	3,463	0	150	0	340	34	3,953	4,399
- 1989	647	4	0	142	4,053	120	300	0	468	262	4,821	5,734
COMPLETIONS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	352	8	0	0	806	0	794	0	48	0	1,648	2,008
- Year-To-Date 1989	582	0	14	0	336	0	0	0	150	14	486	1,082
Completed & Not Absorbed - 1990	35	3	0	1	15	0	182	0	0	1	197	236
- 1989	6	0	5	0	312	0	21	0	0	5	333	344
Total Supply - 1990	545	9	7	51	4,407	0	487	0	419	58	5,313	5,925
- 1989	1,041	18	5	176	5,093	120	469	34	516	335	6,078	7,472
Absorptions - Current Month	25	0	0	5	0	0	257	0	0	5	257	287
- 3 Month Average	83	2	0	5	211	0	118	0	0	5	329	419
- 12 Month Average	74	1	0	11	184	0	42	10	24	21	250	344

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	22	18	0	0	0	0	1	0	0	0	1	41
STARTS - Current Month	7	2	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	16	12	0	0	0	0	0	8	0	8	0	36
- Year-To-Date 1989	54	28	0	0	408	0	1	0	194	0	603	685
Under Construction - 1990	22	24	0	0	469	0	0	8	340	8	809	863
- 1989	53	24	0	0	408	0	1	0	194	0	603	680
COMPLETIONS - Current Month	4	4	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	29	6	0	0	0	0	0	0	194	0	194	229
- Year-To-Date 1989	21	12	0	0	127	0	2	0	210	0	339	372
Completed & Not Absorbed - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	44	43	0	0	469	0	1	8	340	8	810	905
- 1989	68	30	0	0	669	0	1	0	194	0	864	962
Absorptions - Current Month	4	4	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	6	1	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	7	2	0	0	1	0	0	0	16	0	17	26
YORK REGION												
Pending Starts	978	0	107	48	182	0	0	95	1	250	183	1,411
STARTS - Current Month	116	0	23	0	0	0	0	38	8	61	8	185
- Year-To-Date 1990	1,073	0	23	0	579	0	214	102	124	125	917	2,115
- Year-To-Date 1989	3,587	6	24	0	720	0	3	0	0	24	723	4,340
Under Construction - 1990	2,936	2	23	76	2,244	0	214	114	509	213	2,967	6,118
- 1989	5,148	12	24	85	1,650	0	3	11	0	120	1,653	6,933
COMPLETIONS - Current Month	311	0	6	0	0	0	0	0	0	6	0	317
- Year-To-Date 1990	1,852	12	28	16	814	0	0	118	0	162	814	2,840
- Year-To-Date 1989	2,730	36	21	146	1,126	0	0	53	156	220	1,282	4,268
Completed & Not Absorbed - 1990	511	6	6	2	98	0	0	0	0	8	98	623
- 1989	25	0	11	34	208	0	0	0	0	45	208	278
Total Supply - 1990	4,425	8	136	126	2,524	0	214	209	510	471	3,248	8,152
- 1989	5,885	32	35	141	2,054	0	31	220	35	396	2,120	8,433
Absorptions - Current Month	182	0	6	0	2	0	0	0	0	6	2	190
- 3 Month Average	326	0	4	0	159	0	0	33	0	37	159	522
- 12 Month Average	485	1	7	10	121	0	0	17	8	34	129	649
AURORA												
Pending Starts	47	0	0	0	50	0	0	0	0	0	50	97
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1989	227	0	0	0	0	0	3	0	0	0	3	230
Under Construction - 1990	175	0	0	0	21	0	0	0	0	0	21	196
- 1989	277	0	0	38	20	0	3	11	0	49	23	349
COMPLETIONS - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	125	0	0	0	0	0	0	0	0	0	0	125
- Year-To-Date 1989	75	0	0	40	154	0	0	12	0	52	154	281
Completed & Not Absorbed - 1990	62	0	0	0	0	0	0	0	0	0	0	62
- 1989	0	0	0	10	17	0	0	0	0	10	17	27
Total Supply - 1990	284	0	0	0	71	0	0	0	0	0	71	355
- 1989	299	0	0	48	37	0	3	11	0	59	40	398
Absorptions - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	26	0	0	6	2	0	0	1	0	7	2	35

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAN TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	17	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	61	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1990	25	0	0	0	0	0	0	0	0	0	0	2
- 1989	93	0	0	0	0	0	0	0	0	0	0	9
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	41	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1989	74	0	0	0	0	0	0	0	0	0	0	7
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	
- 1989	1	0	0	0	0	0	0	0	0	0	0	
Total Supply - 1990	37	0	0	0	0	0	0	0	0	0	0	3
- 1989	113	0	0	0	0	0	0	0	0	0	0	11
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	1
GEORGINA TOWNSHIP												
Pending Starts	93	0	0	0	0	0	0	0	0	0	0	
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	84	0	0	0	36	0	0	0	0	0	36	12
- Year-To-Date 1989	321	6	24	0	0	0	0	0	0	24	0	32
Under Construction - 1990	362	0	0	0	86	0	0	8	35	8	121	42
- 1989	451	12	24	0	0	0	0	0	0	24	0	45
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	231	12	6	16	0	0	0	20	0	42	0	23
- Year-To-Date 1989	174	36	0	48	0	0	0	41	60	89	60	31
Completed & Not Absorbed - 1990	18	6	5	2	0	0	0	0	0	7	0	
- 1989	0	0	0	24	0	0	0	0	0	24	0	
Total Supply - 1990	473	6	5	2	86	0	0	8	35	15	121	6
- 1989	689	32	24	24	0	0	28	64	35	112	63	8
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	
- 3 Month Average	56	0	2	0	0	0	0	0	0	2	0	
- 12 Month Average	64	1	3	1	2	0	0	5	0	9	2	
KING												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	19	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1989	103	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1990	53	0	0	0	0	0	0	0	0	0	0	
- 1989	112	0	0	0	0	0	0	0	0	0	0	1
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	51	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1989	122	0	0	0	0	0	0	0	0	0	0	1
Completed & Not Absorbed - 1990	5	0	0	0	0	0	0	0	0	0	0	
- 1989	0	0	0	0	0	0	0	0	0	0	0	
Total Supply - 1990	73	0	0	0	0	0	0	0	0	0	0	
- 1989	173	0	0	0	0	0	0	0	0	0	0	1
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	210	0	0	0	0	0	0	0	1	0	1	211
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	237	0	0	0	341	0	0	0	0	0	341	578
- Year-To-Date 1989	688	0	0	0	311	0	0	0	0	0	311	999
Under Construction - 1990	589	0	0	0	840	0	0	0	0	0	840	1,429
- 1989	1,118	0	0	0	311	0	0	0	0	0	311	1,429
COMPLETIONS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	254	0	0	0	384	0	0	0	0	0	384	638
- Year-To-Date 1989	817	0	0	0	0	0	0	0	96	0	96	913
Completed & Not Absorbed - 1990	41	0	0	0	10	0	0	0	0	0	10	51
- 1989	17	0	0	0	0	0	0	0	0	0	0	17
Total Supply - 1990	840	0	0	0	850	0	0	0	1	0	851	1,691
- 1989	1,153	0	0	0	311	0	0	0	0	0	311	1,464
Absorptions - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- 3 Month Average	51	0	0	0	125	0	0	0	0	0	125	176
- 12 Month Average	93	0	0	0	31	0	0	0	8	0	39	132
NEWMARKET												
Pending Starts	230	0	0	48	131	0	0	95	0	143	131	504
STARTS - Current Month	48	0	0	0	0	0	0	23	0	23	0	71
- Year-To-Date 1990	421	0	0	0	0	0	0	23	0	23	0	444
- Year-To-Date 1989	341	0	0	0	0	0	0	0	0	0	0	341
Under Construction - 1990	734	0	0	8	0	0	0	23	0	31	0	765
- 1989	371	0	0	0	0	0	0	0	0	0	0	371
COMPLETIONS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	279	0	0	0	0	0	0	0	0	0	0	279
- Year-To-Date 1989	177	0	0	0	126	0	0	0	0	0	126	303
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	965	0	0	56	131	0	0	118	0	174	131	1,270
- 1989	490	0	0	0	0	0	0	40	0	40	0	530
Absorptions - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- 3 Month Average	54	0	0	0	0	0	0	0	0	0	0	54
- 12 Month Average	48	0	0	0	0	0	0	3	0	3	0	51
RICHMOND HILL												
Pending Starts	132	0	44	0	0	0	0	0	0	44	0	176
STARTS - Current Month	24	0	0	0	0	0	0	15	8	15	8	47
- Year-To-Date 1990	73	0	0	0	0	0	214	79	124	79	338	490
- Year-To-Date 1989	978	0	0	0	409	0	0	0	0	0	409	1,387
Under Construction - 1990	316	2	0	40	285	0	214	83	474	123	973	1,414
- 1989	1,283	0	0	19	1,041	0	0	0	0	19	1,041	2,343
COMPLETIONS - Current Month	44	0	6	0	0	0	0	0	0	6	0	50
- Year-To-Date 1990	349	0	22	0	430	0	0	98	0	120	430	899
- Year-To-Date 1989	660	0	21	58	846	0	0	0	0	79	846	1,585
Completed & Not Absorbed - 1990	181	0	1	0	82	0	0	0	0	1	82	264
- 1989	6	0	6	0	191	0	0	0	0	6	191	203
Total Supply - 1990	629	2	45	40	367	0	214	83	474	168	1,055	1,854
- 1989	1,419	0	6	41	1,232	0	0	105	0	152	1,232	2,803
Absorptions - Current Month	31	0	6	0	2	0	0	0	0	6	2	39
- 3 Month Average	58	0	0	0	34	0	0	33	0	33	34	125
- 12 Month Average	109	0	2	3	80	0	0	8	0	13	80	202

MAY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	228	0	63	0	1	0	0	0	0	63	1	292
STARTS - Current Month	17	0	23	0	0	0	0	0	0	23	0	40
- Year-To-Date 1990	167	0	23	0	202	0	0	0	0	23	202	392
- Year-To-Date 1989	764	0	0	0	0	0	0	0	0	0	0	764
Under Construction - 1990	640	0	23	28	1,012	0	0	0	0	51	1,012	1,703
- 1989	1,321	0	0	28	278	0	0	0	0	28	278	1,627
COMPLETIONS - Current Month	129	0	0	0	0	0	0	0	0	0	0	129
- Year-To-Date 1990	458	0	0	0	0	0	0	0	0	0	0	458
- Year-To-Date 1989	595	0	0	0	0	0	0	0	0	0	0	595
Completed & Not Absorbed - 1990	198	0	0	0	6	0	0	0	0	0	6	204
- 1989	1	0	5	0	0	0	0	0	0	5	0	6
Total Supply - 1990	1,066	0	86	28	1,019	0	0	0	0	114	1,019	2,199
- 1989	1,412	0	5	28	474	0	0	0	0	33	474	1,919
Absorptions - Current Month	47	0	0	0	0	0	0	0	0	0	0	47
- 3 Month Average	63	0	0	0	0	0	0	0	0	0	0	63
- 12 Month Average	108	0	0	0	6	0	0	0	0	0	6	114
WHITCHURCH-STOUFFVILLE												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	104	0	0	0	0	0	0	0	0	0	0	104
Under Construction - 1990	42	0	0	0	0	0	0	0	0	0	0	42
- 1989	122	0	0	0	0	0	0	0	0	0	0	122
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	64	0	0	0	0	0	0	0	0	0	0	64
- Year-To-Date 1989	36	0	0	0	0	0	0	0	0	0	0	36
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	58	0	0	0	0	0	0	0	0	0	0	58
- 1989	137	0	0	0	0	0	0	0	0	0	0	137
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	10	0	2	0	0	0	0	0	0	2	0	12
- 12 Month Average	11	0	2	0	0	0	0	0	0	2	0	13
PEEL REGION												
Pending Starts	1,288	48	63	28	0	0	0	72	253	163	253	1,752
STARTS - Current Month	231	4	57	26	0	0	0	0	132	83	132	450
- Year-To-Date 1990	875	4	189	26	200	0	229	0	382	215	811	1,905
- Year-To-Date 1989	2,134	0	131	151	2,492	0	0	0	101	282	2,593	5,009
Under Construction - 1990	2,442	20	229	237	2,240	0	1,243	60	515	526	3,998	6,986
- 1989	3,336	0	371	181	4,386	0	1,472	0	519	552	6,377	10,265
COMPLETIONS - Current Month	228	10	0	35	617	0	0	0	0	35	617	890
- Year-To-Date 1990	1,160	24	21	64	1,553	0	0	0	418	85	1,971	3,240
- Year-To-Date 1989	2,359	12	168	217	1,419	15	289	0	224	400	1,932	4,703
Completed & Not Absorbed - 1990	247	10	23	29	405	0	333	0	0	52	738	1,047
- 1989	54	1	54	41	646	0	90	0	0	95	736	886
Total Supply - 1990	3,977	78	315	294	2,645	0	1,576	132	768	741	4,989	9,785
- 1989	4,108	1	521	222	5,401	0	1,672	0	1,020	743	8,093	12,945
Absorptions - Current Month	162	6	8	37	776	0	0	0	0	45	776	989
- 3 Month Average	221	3	48	15	144	0	19	0	79	63	242	529
- 12 Month Average	343	1	51	22	209	0	93	3	45	76	347	767

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	620	0	16	28	0	0	0	0	0	44	0	664
STARTS - Current Month	110	0	16	26	0	0	0	0	0	42	0	152
- Year-To-Date 1990	425	0	148	26	0	0	229	0	100	174	329	928
- Year-To-Date 1989	1,055	0	54	0	292	0	0	0	101	54	393	1,502
Under Construction - 1990	723	0	159	26	146	0	229	60	100	245	475	1,443
- 1989	1,630	0	157	0	1,048	0	0	0	101	157	1,149	2,936
COMPLETIONS - Current Month	123	0	0	0	0	0	0	0	0	0	0	123
- Year-To-Date 1990	526	0	5	0	236	0	0	0	0	5	236	767
- Year-To-Date 1989	797	10	161	0	160	0	114	0	103	161	377	1,345
Completed & Not Absorbed - 1990	108	0	0	0	37	0	0	0	0	0	37	145
- 1989	24	1	48	0	0	0	37	0	0	48	37	110
Total Supply - 1990	1,451	0	175	54	183	0	229	60	100	289	512	2,252
- 1989	1,985	1	205	0	1,048	0	37	0	201	205	1,286	3,477
Absorptions - Current Month	60	0	4	0	3	0	0	0	0	4	3	67
- 3 Month Average	89	0	34	0	66	0	4	0	0	34	70	193
- 12 Month Average	159	0	28	0	61	0	17	3	0	31	78	268
CALEDON												
Pending Starts	36	0	0	0	0	0	0	0	0	0	0	36
STARTS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	62	0	0	0	0	0	0	0	0	0	0	62
- Year-To-Date 1989	108	0	0	0	0	0	0	0	0	0	0	108
Under Construction - 1990	141	0	0	0	0	0	0	0	0	0	0	141
- 1989	158	0	0	0	0	0	0	0	0	0	0	158
COMPLETIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	78	0	0	0	0	0	0	0	0	0	0	78
- Year-To-Date 1989	152	0	0	0	0	0	0	0	0	0	0	152
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	177	0	0	0	0	0	0	0	0	0	0	177
- 1989	194	0	0	0	0	0	0	0	0	0	0	194
Absorptions - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
MISSISSAUGA												
Pending Starts	632	48	47	0	0	0	0	72	253	119	253	1,052
STARTS - Current Month	102	4	41	0	0	0	0	0	132	41	132	279
- Year-To-Date 1990	388	4	41	0	200	0	0	0	282	41	482	915
- Year-To-Date 1989	971	0	77	151	2,200	0	0	0	0	228	2,200	3,399
Under Construction - 1990	1,578	20	70	211	2,094	0	1,014	0	415	281	3,523	5,402
- 1989	1,548	0	214	181	3,338	0	1,472	0	418	395	5,228	7,171
COMPLETIONS - Current Month	87	10	0	35	617	0	0	0	0	35	617	749
- Year-To-Date 1990	556	24	16	64	1,317	0	0	0	418	80	1,735	2,395
- Year-To-Date 1989	1,410	2	7	217	1,259	15	175	0	121	239	1,555	3,206
Completed & Not Absorbed - 1990	139	10	23	29	368	0	333	0	0	52	701	902
- 1989	30	0	6	41	646	0	53	0	0	47	699	776
Total Supply - 1990	2,349	78	140	240	2,462	0	1,347	72	668	452	4,477	7,356
- 1989	1,929	0	316	222	4,353	0	1,635	0	819	538	6,807	9,274
Absorptions - Current Month	84	6	4	37	773	0	0	0	0	41	773	904
- 3 Month Average	114	3	14	15	78	0	15	0	79	29	172	318
- 12 Month Average	167	1	23	22	148	0	76	0	45	45	269	482

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	282	0	22	127	132	0	0	0	0	149	132	563
STARTS - Current Month	84	0	0	22	132	0	0	0	0	22	132	238
- Year-To-Date 1990	334	6	35	73	500	215	0	0	0	323	500	1,163
- Year-To-Date 1989	805	8	179	182	136	0	26	0	0	361	162	1,336
Under Construction - 1990	830	6	93	184	654	215	0	0	50	492	704	2,032
- 1989	1,201	8	186	298	866	0	26	0	0	484	892	2,585
COMPLETIONS - Current Month	222	4	0	0	0	0	0	0	0	0	0	226
- Year-To-Date 1990	905	16	18	224	118	57	60	12	14	311	192	1,424
- Year-To-Date 1989	688	4	190	112	323	0	8	0	0	302	331	1,325
Completed & Not Absorbed - 1990	201	3	19	68	44	0	34	0	0	87	78	369
- 1989	95	3	53	41	76	0	13	0	0	94	89	281
Total Supply - 1990	1,313	9	134	379	830	215	34	0	50	728	914	2,964
- 1989	1,560	11	239	339	942	0	39	12	104	590	1,085	3,246
Absorptions - Current Month	118	4	0	5	10	0	0	0	0	5	10	137
- 3 Month Average	161	4	14	71	11	0	1	4	5	89	17	271
- 12 Month Average	159	1	25	42	63	0	6	6	1	73	70	303
BURLINGTON												
Pending Starts	67	0	18	0	0	0	0	0	0	18	0	85
STARTS - Current Month	24	0	0	4	0	0	0	0	0	4	0	28
- Year-To-Date 1990	200	4	18	55	0	0	0	0	0	73	0	277
- Year-To-Date 1989	195	8	0	112	52	0	0	0	0	112	52	367
Under Construction - 1990	149	4	22	64	169	0	0	0	0	86	169	408
- 1989	202	8	12	214	349	0	0	0	0	226	349	785
COMPLETIONS - Current Month	48	2	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	293	12	3	118	0	57	0	0	0	178	0	483
- Year-To-Date 1989	319	0	48	54	226	0	0	0	0	102	226	647
Completed & Not Absorbed - 1990	48	0	3	26	12	0	0	0	0	29	12	89
- 1989	54	1	3	26	16	0	0	0	0	29	16	100
Total Supply - 1990	264	4	43	90	181	0	0	0	0	133	181	582
- 1989	267	9	15	240	365	0	0	0	0	255	365	896
Absorptions - Current Month	30	2	0	5	0	0	0	0	0	5	0	37
- 3 Month Average	59	4	0	25	1	0	0	0	0	25	1	89
- 12 Month Average	47	1	2	26	26	0	0	5	0	33	26	107
HALTON HILLS												
Pending Starts	10	0	0	33	0	0	0	0	0	33	0	43
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1989	83	0	0	0	84	0	0	0	0	0	84	167
Under Construction - 1990	142	0	0	0	0	0	0	0	0	0	0	142
- 1989	103	0	0	0	242	0	0	0	0	0	242	345
COMPLETIONS - Current Month	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1990	231	2	0	0	84	0	40	0	0	0	124	357
- Year-To-Date 1989	33	0	0	0	0	0	0	0	0	0	0	33
Completed & Not Absorbed - 1990	92	1	0	0	15	0	0	0	0	0	15	108
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	244	1	0	33	15	0	0	0	0	33	15	293
- 1989	109	0	0	0	242	0	0	0	40	0	282	391
Absorptions - Current Month	8	0	0	0	10	0	0	0	0	0	10	18
- 3 Month Average	39	0	0	22	4	0	0	0	0	22	4	65
- 12 Month Average	25	0	0	5	7	0	3	0	0	5	10	40

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	17	0	0	0	154	0	0	0	0	0	154	171
- Year-To-Date 1989	29	0	0	0	0	0	0	0	0	0	0	29
Under Construction - 1990	46	0	0	0	154	0	0	0	0	0	154	200
- 1989	85	0	0	0	0	0	0	0	0	0	0	85
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	13	0	0	0	0	0	0	12	14	12	14	39
- Year-To-Date 1989	13	0	0	0	0	0	8	0	0	0	8	21
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	48	0	0	0	154	0	0	0	0	0	154	202
- 1989	86	0	0	0	0	0	0	12	14	12	14	112
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	0	0	0	0	4	5	4	5	13
- 12 Month Average	8	0	0	0	0	0	0	1	1	1	1	10
OAKVILLE												
Pending Starts	203	0	4	94	132	0	0	0	0	98	132	433
STARTS - Current Month	47	0	0	18	132	0	0	0	0	18	132	197
- Year-To-Date 1990	100	2	17	18	346	215	0	0	0	250	346	698
- Year-To-Date 1989	498	0	179	70	0	0	26	0	0	249	26	773
Under Construction - 1990	493	2	71	120	331	215	0	0	50	406	381	1,282
- 1989	811	0	174	84	275	0	26	0	0	258	301	1,370
COMPLETIONS - Current Month	117	2	0	0	0	0	0	0	0	0	0	119
- Year-To-Date 1990	368	2	15	106	34	0	20	0	0	121	54	545
- Year-To-Date 1989	323	4	142	58	97	0	0	0	0	200	97	624
Completed & Not Absorbed - 1990	61	2	16	42	17	0	34	0	0	58	51	172
- 1989	41	2	50	15	60	0	13	0	0	65	73	181
Total Supply - 1990	757	4	91	256	480	215	34	0	50	562	564	1,887
- 1989	1,098	2	224	99	335	0	39	0	50	323	424	1,847
Absorptions - Current Month	79	2	0	0	0	0	0	0	0	0	0	81
- 3 Month Average	59	0	14	24	6	0	1	0	0	38	7	104
- 12 Month Average	79	0	23	11	30	0	3	0	0	34	33	146
REST OF TORONTO CMA												
Pending Starts	229	6	0	0	43	0	0	0	0	0	43	278
STARTS - Current Month	104	0	10	0	0	0	0	0	0	10	0	114
- Year-To-Date 1990	594	28	69	0	183	0	8	0	0	69	191	882
- Year-To-Date 1989	976	8	0	53	0	55	0	0	0	108	0	1,092
Under Construction - 1990	991	34	69	32	459	0	215	111	0	212	674	1,911
- 1989	1,565	24	68	61	708	94	184	0	0	223	892	2,704
COMPLETIONS - Current Month	85	6	4	0	0	0	0	0	0	4	0	95
- Year-To-Date 1990	850	16	4	43	258	0	42	0	0	47	300	1,213
- Year-To-Date 1989	1,051	30	16	40	0	0	81	73	0	129	81	1,291
Completed & Not Absorbed - 1990	50	5	0	2	82	0	6	0	0	2	88	145
- 1989	4	2	2	0	0	0	0	0	0	2	0	8
Total Supply - 1990	1,270	45	69	34	584	0	221	111	0	214	805	2,334
- 1989	1,886	32	70	61	708	126	190	115	0	372	898	3,188
Absorptions - Current Month	96	5	4	0	96	0	0	0	0	4	96	201
- 3 Month Average	190	3	0	11	27	0	2	1	0	12	29	234
- 12 Month Average	179	3	6	8	26	0	16	10	0	24	42	248

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	21	0	0	0	0	0	0	0	0	0	0	21
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	6	10	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1989	66	0	0	0	0	0	0	0	0	0	0	66
Under Construction - 1990	24	6	0	0	0	0	0	0	0	0	0	30
- 1989	64	0	0	8	0	0	28	0	0	8	28	100
COMPLETIONS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	7	4	0	8	0	0	28	0	0	8	28	47
- Year-To-Date 1989	174	0	0	40	0	0	0	0	0	40	0	214
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	46	6	0	0	0	0	0	0	0	0	0	52
- 1989	113	4	0	8	0	0	28	0	0	8	28	153
Absorptions - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	2	1	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	14	1	0	1	0	0	2	0	0	1	2	18
ORANGEVILLE												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	10	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	66	0	0	0	0	0	0	0	0	0	0	66
Under Construction - 1990	18	6	0	0	0	0	0	0	0	0	0	24
- 1989	61	0	0	8	0	0	28	0	0	8	28	97
COMPLETIONS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	7	4	0	8	0	0	28	0	0	8	28	47
- Year-To-Date 1989	174	0	0	40	0	0	0	0	0	40	0	214
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	23	6	0	0	0	0	0	0	0	0	0	29
- 1989	110	4	0	8	0	0	28	0	0	8	28	150
Absorptions - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	2	1	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	13	1	0	1	0	0	2	0	0	1	2	17
MONO TOWNSHIP												
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	6	0	0	0	0	0	0	0	0	0	0	6
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	23	0	0	0	0	0	0	0	0	0	0	23
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	605	35	0	0	0	38	15	0	0	38	15	693
STARTS - Current Month	232	0	34	0	0	0	8	0	0	34	8	274
- Year-To-Date 1990	1,153	34	93	0	341	0	140	0	38	93	519	1,799
- Year-To-Date 1989	1,773	30	0	118	0	55	28	10	129	183	157	2,143
Under Construction - 1990	2,327	46	93	32	968	0	265	111	38	236	1,271	3,880
- 1989	3,211	78	99	166	708	94	254	70	230	429	1,192	4,910
COMPLETIONS - Current Month	206	8	4	0	0	0	54	0	89	4	143	361
- Year-To-Date 1990	2,012	30	48	47	261	0	65	70	211	165	537	2,744
- Year-To-Date 1989	1,761	60	76	46	12	0	302	73	0	195	314	2,330
Completed & Not Absorbed - 1990	68	13	6	6	82	0	41	0	0	12	123	216
- 1989	9	3	31	4	8	0	43	0	0	35	51	98
Total Supply - 1990	3,000	94	99	38	1,050	38	321	111	38	286	1,409	4,789
- 1989	4,858	167	130	182	788	126	315	185	292	623	1,395	7,043
Absorptions - Current Month	213	7	13	0	96	0	45	0	89	13	230	463
- 3 Month Average	473	6	10	18	28	0	1	24	41	52	70	601
- 12 Month Average	417	6	17	21	27	0	40	16	10	54	77	554
OSHAWA CMA												
Pending Starts	352	31	0	0	0	38	15	0	0	38	15	436
STARTS - Current Month	135	0	24	0	0	0	8	0	0	24	8	167
- Year-To-Date 1990	655	16	24	0	158	0	138	0	38	24	334	1,029
- Year-To-Date 1989	998	22	0	65	0	0	28	10	129	75	157	1,252
Under Construction - 1990	1,342	18	24	0	509	0	48	0	38	24	595	1,979
- 1989	1,723	54	31	113	0	0	98	70	230	214	328	2,319
COMPLETIONS - Current Month	140	4	0	0	0	0	54	0	89	0	143	287
- Year-To-Date 1990	1,225	18	44	12	3	0	65	70	211	126	279	1,648
- Year-To-Date 1989	944	32	60	39	12	0	221	0	0	99	233	1,308
Completed & Not Absorbed - 1990	27	8	6	4	0	0	41	0	0	10	41	86
- 1989	6	2	29	4	8	0	43	0	0	33	51	92
Total Supply - 1990	1,721	57	30	4	509	38	104	0	38	72	651	2,501
- 1989	3,046	142	60	129	80	0	159	70	292	259	531	3,978
Absorptions - Current Month	139	4	9	0	0	0	45	0	89	9	134	286
- 3 Month Average	284	4	10	7	1	0	1	23	41	40	43	371
- 12 Month Average	250	4	11	12	1	0	27	6	10	29	38	321
AJAX												
Pending Starts	137	4	0	0	0	0	0	0	0	0	0	141
STARTS - Current Month	69	0	10	0	0	0	0	0	0	10	0	79
- Year-To-Date 1990	357	16	69	0	183	0	0	0	0	69	183	625
- Year-To-Date 1989	513	6	0	0	0	55	0	0	0	55	0	574
Under Construction - 1990	644	24	69	32	459	0	0	0	0	101	459	1,228
- 1989	656	24	4	0	0	94	156	0	0	98	156	934
COMPLETIONS - Current Month	38	0	4	0	0	0	0	0	0	4	0	42
- Year-To-Date 1990	377	8	4	17	0	0	0	0	0	21	0	406
- Year-To-Date 1989	177	24	0	0	0	0	0	0	0	0	0	201
Completed & Not Absorbed - 1990	16	4	0	2	0	0	0	0	0	2	0	22
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	797	32	69	34	459	0	0	0	0	103	459	1,391
- 1989	775	25	4	0	0	126	156	0	0	130	156	1,086
Absorptions - Current Month	42	0	4	0	0	0	0	0	0	4	0	46
- 3 Month Average	97	2	0	5	0	0	0	1	0	6	0	105
- 12 Month Average	56	2	0	1	0	0	13	8	0	9	13	80

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1989	21	0	0	0	0	0	0	0	0	0	0	21
Under Construction - 1990	61	0	0	0	0	0	0	0	0	0	0	61
- 1989	21	0	0	0	0	0	0	0	0	0	0	21
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	69	0	0	7	0	0	0	0	0	7	0	76
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	61	0	0	0	0	0	0	0	0	0	0	61
- 1989	21	0	0	0	0	0	0	0	0	0	0	21
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	8	0	0	2	0	0	0	0	0	2	0	10
NEWCASTLE												
Pending Starts	87	18	0	0	0	0	0	0	0	0	0	105
STARTS - Current Month	50	0	24	0	0	0	0	0	0	24	0	74
- Year-To-Date 1990	352	10	24	0	0	0	0	0	0	24	0	386
- Year-To-Date 1989	442	14	0	0	0	0	0	0	0	0	0	456
Under Construction - 1990	558	2	24	0	0	0	0	0	0	24	0	584
- 1989	486	18	0	6	0	0	0	0	0	6	0	510
COMPLETIONS - Current Month	52	0	0	0	0	0	14	0	0	0	14	66
- Year-To-Date 1990	557	10	44	0	0	0	14	0	0	44	14	625
- Year-To-Date 1989	317	10	0	19	0	0	121	0	0	19	121	467
Completed & Not Absorbed - 1990	3	2	6	1	0	0	14	0	0	7	14	26
- 1989	2	0	0	0	8	0	20	0	0	0	28	30
Total Supply - 1990	648	22	30	1	0	0	14	0	0	31	14	715
- 1989	1,316	100	0	6	8	0	20	0	0	6	28	1,450
Absorptions - Current Month	52	0	9	0	0	0	0	0	0	9	0	61
- 3 Month Average	132	3	10	5	0	0	0	0	0	15	0	150
- 12 Month Average	112	2	2	2	1	0	10	0	0	4	11	129
OSHAUA CITY												
Pending Starts	31	12	0	0	0	0	15	0	0	0	15	58
STARTS - Current Month	20	0	0	0	0	0	8	0	0	0	8	28
- Year-To-Date 1990	52	6	0	0	14	0	138	0	38	0	190	248
- Year-To-Date 1989	286	8	0	0	0	0	28	10	129	10	157	461
Under Construction - 1990	152	16	0	0	82	0	48	0	38	0	168	336
- 1989	454	30	0	0	0	0	98	70	230	70	328	882
COMPLETIONS - Current Month	14	4	0	0	0	0	40	0	89	0	129	147
- Year-To-Date 1990	225	8	0	0	0	0	51	70	211	70	262	565
- Year-To-Date 1989	187	20	48	0	12	0	100	0	0	48	112	367
Completed & Not Absorbed - 1990	15	5	0	0	0	0	27	0	0	0	27	47
- 1989	3	1	13	0	0	0	23	0	0	13	23	40
Total Supply - 1990	198	33	0	0	82	0	90	0	38	0	210	441
- 1989	600	35	13	0	72	0	139	70	292	83	503	1,221
Absorptions - Current Month	14	4	0	0	0	0	45	0	89	0	134	152
- 3 Month Average	54	1	0	0	0	0	1	23	41	23	42	120
- 12 Month Average	53	1	4	0	0	0	17	6	10	10	27	91

MAY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	75	0	0	0	0	0	0	0	0	0	0	75
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	105	2	0	0	0	0	0	0	0	0	0	107
- Year-To-Date 1989	179	0	0	0	0	0	0	0	0	0	0	179
Under Construction - 1990	195	4	0	0	0	0	215	111	0	111	215	525
- 1989	625	0	64	0	708	0	0	0	0	64	708	1,397
COMPLETIONS - Current Month	26	4	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	303	4	0	18	258	0	0	0	0	18	258	583
- Year-To-Date 1989	470	2	16	0	0	0	0	73	0	89	0	561
Completed & Not Absorbed - 1990	24	1	0	0	82	0	0	0	0	0	82	107
- 1989	2	0	2	0	0	0	0	0	0	2	0	4
Total Supply - 1990	294	5	0	0	82	0	215	111	0	111	297	707
- 1989	733	0	66	0	708	0	0	115	0	181	708	1,622
Absorptions - Current Month	30	3	0	0	96	0	0	0	0	0	96	129
- 3 Month Average	71	0	0	6	27	0	0	0	0	6	27	104
- 12 Month Average	75	0	6	2	26	0	0	2	0	10	26	111
SCUGOG												
Pending Starts	39	0	0	0	0	0	0	0	0	0	0	39
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	0	0	0	0	2	0	0	0	2	9
- Year-To-Date 1989	9	0	0	0	0	0	0	0	0	0	0	9
Under Construction - 1990	58	0	0	0	0	0	2	0	0	0	2	60
- 1989	91	0	0	0	0	0	0	0	0	0	0	91
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	51	0	0	0	0	0	0	0	0	0	0	51
- Year-To-Date 1989	64	0	0	0	0	0	0	0	0	0	0	64
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	97	0	0	0	0	0	2	0	0	0	2	99
- 1989	187	0	0	0	0	0	0	0	0	0	0	187
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
UXBRIDGE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	53	2	0	53	0	0	0	0	0	53	0	108
Under Construction - 1990	27	0	0	0	0	0	0	0	0	0	0	27
- 1989	95	0	0	53	0	0	0	0	0	53	0	148
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1989	37	2	0	0	0	0	81	0	0	0	81	120
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	30	0	0	0	0	0	0	0	0	0	0	30
- 1989	96	0	0	53	0	0	0	0	0	53	0	149
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	13	0	0	4	0	0	0	0	0	4	0	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	234	1	0	0	0	38	0	0	0	38	0	273
STARTS - Current Month	65	0	0	0	0	0	0	0	0	0	0	65
- Year-To-Date 1990	251	0	0	0	144	0	0	0	0	0	144	395
- Year-To-Date 1989	270	0	0	65	0	0	0	0	0	65	0	335
Under Construction - 1990	632	0	0	0	427	0	0	0	0	0	427	1,059
- 1989	783	6	31	107	0	0	0	0	0	138	0	927
COMPLETIONS - Current Month	74	0	0	0	0	0	0	0	0	0	0	74
- Year-To-Date 1990	443	0	0	12	3	0	0	0	0	12	3	458
- Year-To-Date 1989	440	2	12	20	0	0	0	0	0	32	0	474
Completed & Not Absorbed - 1990	9	1	0	3	0	0	0	0	0	3	0	13
- 1989	1	1	16	4	0	0	0	0	0	20	0	22
Total Supply - 1990	875	2	0	3	427	38	0	0	0	41	427	1,345
- 1989	1,130	7	47	123	0	0	0	0	0	170	0	1,307
Absorptions - Current Month	73	0	0	0	0	0	0	0	0	0	0	73
- 3 Month Average	98	0	0	2	1	0	0	0	0	2	1	101
- 12 Month Average	85	1	5	10	0	0	0	0	0	15	0	101
SIMCOE COUNTY												
Pending Starts	842	6	0	154	111	0	22	0	217	154	350	1,352
STARTS - Current Month	230	2	0	0	0	0	0	0	0	0	0	232
- Year-To-Date 1990	958	14	0	63	164	40	71	0	362	103	597	1,672
- Year-To-Date 1989	1,062	10	25	110	369	0	94	0	27	135	490	1,697
Under Construction - 1990	1,541	39	36	132	586	40	70	0	317	208	973	2,761
- 1989	1,242	25	31	117	306	0	288	0	27	148	621	2,036
COMPLETIONS - Current Month	276	8	0	35	0	0	9	0	0	35	9	328
- Year-To-Date 1990	1,082	34	0	103	320	6	53	0	0	109	373	1,598
- Year-To-Date 1989	1,107	26	14	105	250	8	168	0	128	127	546	1,806
Completed & Not Absorbed - 1990	157	4	4	16	16	0	205	0	0	20	221	402
- 1989	3	1	1	0	132	0	27	0	0	1	159	164
Total Supply - 1990	2,540	49	40	302	713	40	297	0	534	382	1,544	4,515
- 1989	2,305	55	238	131	470	0	609	0	54	369	1,133	3,862
Absorptions - Current Month	217	10	0	34	1	0	13	0	0	34	14	275
- 3 Month Average	186	3	0	18	85	0	14	0	0	18	99	306
- 12 Month Average	244	7	2	16	50	1	23	0	12	19	85	355
BARRIE CA												
Pending Starts	587	0	0	78	20	0	12	0	217	78	249	914
STARTS - Current Month	158	2	0	0	0	0	0	0	0	0	0	160
- Year-To-Date 1990	579	14	0	42	72	0	44	0	317	42	433	1,068
- Year-To-Date 1989	633	0	1	22	140	0	69	0	27	23	236	892
Under Construction - 1990	958	16	0	0	310	0	48	0	317	0	675	1,649
- 1989	791	0	7	0	0	0	218	0	27	7	245	1,043
COMPLETIONS - Current Month	228	8	0	18	0	0	0	0	0	18	0	254
- Year-To-Date 1990	633	18	0	42	239	6	21	0	0	48	260	959
- Year-To-Date 1989	661	0	14	52	156	8	106	0	128	74	390	1,125
Completed & Not Absorbed - 1990	149	4	4	16	16	0	199	0	0	20	215	388
- 1989	3	0	1	0	132	0	27	0	0	1	159	163
Total Supply - 1990	1,694	20	4	94	346	0	259	0	534	98	1,139	2,951
- 1989	1,521	18	8	14	164	0	519	0	54	22	737	2,298
Absorptions - Current Month	166	10	0	17	1	0	4	0	0	17	5	198
- 3 Month Average	106	2	0	3	63	0	10	0	0	3	73	184
- 12 Month Average	149	2	0	3	24	1	14	0	12	4	50	205

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	498	0	0	78	20	0	12	0	217	78	249	825
STARTS - Current Month	133	2	0	0	0	0	0	0	0	0	0	135
- Year-To-Date 1990	486	14	0	42	72	0	44	0	317	42	433	975
- Year-To-Date 1989	276	0	1	22	140	0	69	0	27	23	236	535
Under Construction - 1990	587	16	0	0	310	0	48	0	317	0	675	1,278
- 1989	341	0	7	0	0	0	218	0	27	7	245	593
COMPLETIONS - Current Month	191	8	0	18	0	0	0	0	0	18	0	217
- Year-To-Date 1990	397	18	0	42	239	6	21	0	0	48	260	723
- Year-To-Date 1989	360	0	14	52	156	8	106	0	128	74	390	824
Completed & Not Absorbed - 1990	145	4	4	16	16	0	199	0	0	20	215	384
- 1989	2	0	1	0	132	0	27	0	0	1	159	162
Total Supply - 1990	1,230	20	4	94	346	0	259	0	534	98	1,139	2,487
- 1989	753	18	8	14	164	0	519	0	54	22	737	1,530
Absorptions - Current Month	129	10	0	17	1	0	4	0	0	17	5	161
- 3 Month Average	55	2	0	3	63	0	10	0	0	3	73	133
- 12 Month Average	75	2	0	3	24	1	14	0	12	4	50	131
INNISFIL												
Pending Starts	62	0	0	0	0	0	0	0	0	0	0	62
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	55	0	0	0	0	0	0	0	0	0	0	55
- Year-To-Date 1989	272	0	0	0	0	0	0	0	0	0	0	272
Under Construction - 1990	292	0	0	0	0	0	0	0	0	0	0	292
- 1989	350	0	0	0	0	0	0	0	0	0	0	350
COMPLETIONS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	190	0	0	0	0	0	0	0	0	0	0	190
- Year-To-Date 1989	252	0	0	0	0	0	0	0	0	0	0	252
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	358	0	0	0	0	0	0	0	0	0	0	358
- 1989	645	0	0	0	0	0	0	0	0	0	0	645
Absorptions - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- 3 Month Average	40	0	0	0	0	0	0	0	0	0	0	40
- 12 Month Average	62	0	0	0	0	0	0	0	0	0	0	62
VESPRA												
Pending Starts	27	0	0	0	0	0	0	0	0	0	0	27
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1989	85	0	0	0	0	0	0	0	0	0	0	85
Under Construction - 1990	79	0	0	0	0	0	0	0	0	0	0	79
- 1989	100	0	0	0	0	0	0	0	0	0	0	100
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1989	49	0	0	0	0	0	0	0	0	0	0	49
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	106	0	0	0	0	0	0	0	0	0	0	106
- 1989	123	0	0	0	0	0	0	0	0	0	0	123
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	7	0	0	0	48	0	0	0	0	0	48	55
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	25	0	0	0	92	40	0	0	45	40	137	202
- Year-To-Date 1989	28	10	0	75	199	0	0	0	0	75	199	312
Under Construction - 1990	40	17	0	58	276	40	0	0	0	98	276	431
- 1989	32	25	0	92	271	0	0	0	0	92	271	420
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	26	2	0	11	63	0	0	0	0	11	63	102
- Year-To-Date 1989	14	22	0	49	48	0	0	0	0	49	48	133
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	47	17	0	58	324	40	0	0	0	98	324	486
- 1989	33	25	0	92	271	0	0	0	0	92	271	421
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	5	0	0	4	16	0	0	0	0	4	16	25
- 12 Month Average	7	1	0	8	23	0	0	0	0	8	23	39
MIDLAND CA												
Pending Starts	86	0	0	0	0	0	0	0	0	0	0	86
STARTS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	145	0	0	0	0	0	9	0	0	0	9	154
- Year-To-Date 1989	149	0	0	0	12	0	6	0	0	0	18	167
Under Construction - 1990	180	4	0	53	0	0	0	0	0	53	0	237
- 1989	152	0	0	12	0	0	8	0	0	12	8	172
COMPLETIONS - Current Month	18	0	0	17	0	0	5	0	0	17	5	40
- Year-To-Date 1990	183	14	0	50	0	0	11	0	0	50	11	258
- Year-To-Date 1989	164	2	0	4	0	0	19	0	0	4	19	189
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	266	4	0	53	0	0	0	0	0	53	0	323
- 1989	305	7	206	12	0	0	20	0	0	218	20	550
Absorptions - Current Month	18	0	0	17	0	0	5	0	0	17	5	40
- 3 Month Average	37	1	0	11	0	0	1	0	0	11	1	50
- 12 Month Average	37	4	0	4	0	0	3	0	0	4	3	48
MIDLAND TOWN												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	30	0	0	0	0	0	9	0	0	0	9	39
- Year-To-Date 1989	15	0	0	0	0	0	6	0	0	0	6	21
Under Construction - 1990	36	0	0	53	0	0	0	0	0	53	0	89
- 1989	16	0	0	0	0	0	2	0	0	0	2	18
COMPLETIONS - Current Month	1	0	0	17	0	0	5	0	0	17	5	23
- Year-To-Date 1990	36	4	0	50	0	0	11	0	0	50	11	101
- Year-To-Date 1989	67	2	0	0	0	0	16	0	0	0	16	85
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	55	0	0	53	0	0	0	0	0	53	0	108
- 1989	47	0	206	0	0	0	12	0	0	206	12	265
Absorptions - Current Month	1	0	0	17	0	0	5	0	0	17	5	23
- 3 Month Average	5	0	0	11	0	0	1	0	0	11	1	17
- 12 Month Average	9	1	0	3	0	0	2	0	0	3	2	15

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	34	2	0	76	0	0	10	0	0	76	10	122
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	92	0	0	21	0	0	10	0	0	21	10	123
- Year-To-Date 1989	85	0	24	13	18	0	19	0	0	37	37	159
Under Construction - 1990	232	0	0	21	0	0	22	0	0	21	22	275
- 1989	132	0	24	13	35	0	9	0	0	37	44	213
COMPLETIONS - Current Month	8	0	0	0	0	0	4	0	0	0	4	12
- Year-To-Date 1990	114	0	0	0	18	0	7	0	0	0	25	139
- Year-To-Date 1989	44	0	0	0	46	0	43	0	0	0	89	133
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	266	2	0	97	0	0	32	0	0	97	32	397
- 1989	236	2	24	13	35	0	9	0	0	37	44	319
Absorptions - Current Month	8	0	0	0	0	0	4	0	0	0	4	12
- 3 Month Average	17	0	0	0	6	0	1	0	0	0	7	24
- 12 Month Average	23	0	2	1	3	0	1	0	0	3	4	30
REST OF SIMCOE COUNTY												
Pending Starts	128	4	0	0	43	0	0	0	0	0	43	175
STARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	117	0	0	0	0	0	8	0	0	0	8	125
- Year-To-Date 1989	167	0	0	0	0	0	0	0	0	0	0	167
Under Construction - 1990	131	2	36	0	0	0	0	0	0	36	0	169
- 1989	135	0	0	0	0	0	53	0	0	0	53	188
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	126	0	0	0	0	0	14	0	0	0	14	140
- Year-To-Date 1989	224	2	0	0	0	0	0	0	0	0	0	226
Completed & Not Absorbed - 1990	8	0	0	0	0	0	6	0	0	0	6	14
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	267	6	36	0	43	0	6	0	0	36	49	358
- 1989	210	3	0	0	0	0	61	0	0	0	61	274
Absorptions - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- 3 Month Average	21	0	0	0	0	0	2	0	0	0	2	23
- 12 Month Average	28	0	0	0	0	0	5	0	0	0	5	33
BRADFORD												
Pending Starts	4	2	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1989	43	0	0	0	0	0	0	0	0	0	0	43
Under Construction - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	28	0	0	0	0	0	0	0	0	0	0	28
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	18	0	0	0	0	0	6	0	0	0	6	24
- Year-To-Date 1989	75	2	0	0	0	0	0	0	0	0	0	77
Completed & Not Absorbed - 1990	5	0	0	0	0	0	0	0	0	0	0	5
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	20	2	0	0	0	0	0	0	0	0	0	22
- 1989	39	3	0	0	0	0	6	0	0	0	6	48
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	4	0	0	0	0	0	1	0	0	0	1	5
- 12 Month Average	4	0	0	0	0	0	1	0	0	0	1	5

MAY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	103	2	0	0	0	0	0	0	0	0	0	105
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1990	7	2	36	0	0	0	0	0	0	36	0	45
- 1989	1	0	0	0	0	0	53	0	0	0	53	55
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1989	19	0	0	0	0	0	0	0	0	0	0	19
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	110	4	36	0	0	0	0	0	0	36	0	150
- 1989	13	0	0	0	0	0	55	0	0	0	55	68
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	2	0	0	0	0	0	4	0	0	0	4	6
MUSKOKA DISTRICT												
Pending Starts	153	6	6	0	0	0	22	0	0	6	22	187
STARTS - Current Month	2	0	0	0	18	9	0	0	0	9	18	29
- Year-To-Date 1990	71	18	9	43	18	9	16	0	0	61	34	184
- Year-To-Date 1989	130	12	10	34	77	0	43	0	0	44	120	306
Under Construction - 1990	217	12	56	151	139	9	34	0	0	216	173	618
- 1989	182	16	19	34	156	0	49	0	0	53	205	456
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	272	10	12	0	54	0	6	0	0	12	60	354
- Year-To-Date 1989	201	2	0	0	65	0	4	0	40	0	109	312
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	370	18	62	151	139	9	56	0	0	222	195	805
- 1989	295	18	22	34	156	0	53	0	0	56	209	578
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	61	3	4	0	18	0	0	0	0	4	18	86
- 12 Month Average	36	2	4	2	13	0	5	0	0	6	18	62
BRACEBRIDGE												
Pending Starts	82	6	0	0	0	0	4	0	0	0	4	92
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	22	18	3	27	0	0	0	0	0	30	0	70
- Year-To-Date 1989	50	12	10	0	0	0	15	0	0	10	15	87
Under Construction - 1990	99	10	50	27	12	0	24	0	0	77	36	222
- 1989	50	12	19	0	0	0	25	0	0	19	25	106
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	18	10	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	83	2	0	0	0	0	0	0	0	0	0	85
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	181	16	50	27	12	0	28	0	0	77	40	314
- 1989	110	14	22	0	0	0	25	0	0	22	25	171
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	3	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	9	2	2	0	0	0	2	0	0	2	2	15

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	19	0	6	0	0	0	4	0	0	6	4	29
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	6	0	0	0	0	0	0	6	0	13
- Year-To-Date 1989	5	0	0	34	0	0	0	0	0	34	0	39
Under Construction - 1990	19	2	6	74	0	0	0	0	0	80	0	101
- 1989	21	4	0	34	0	0	0	0	0	34	0	59
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	26	0	12	0	0	0	0	0	0	12	0	38
- Year-To-Date 1989	13	0	0	0	4	0	0	0	0	0	4	17
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	38	2	12	74	0	0	4	0	0	86	4	130
- 1989	38	4	0	34	0	0	4	0	0	34	4	80
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	9	0	4	0	0	0	0	0	0	4	0	13
- 12 Month Average	6	0	2	2	0	0	0	0	0	4	0	10
HUNTSVILLE												
Pending Starts	52	0	0	0	0	0	14	0	0	0	14	66
STARTS - Current Month	2	0	0	0	18	9	0	0	0	9	18	29
- Year-To-Date 1990	42	0	0	16	18	9	16	0	0	25	34	101
- Year-To-Date 1989	75	0	0	0	77	0	28	0	0	0	105	180
Under Construction - 1990	99	0	0	50	127	9	10	0	0	59	137	295
- 1989	111	0	0	0	156	0	24	0	0	0	180	291
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	228	0	0	0	54	0	6	0	0	0	60	288
- Year-To-Date 1989	105	0	0	0	61	0	4	0	40	0	105	210
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	151	0	0	50	127	9	24	0	0	59	151	361
- 1989	147	0	0	0	156	0	24	0	0	0	180	327
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	46	0	0	0	18	0	0	0	0	0	18	64
- 12 Month Average	21	0	0	0	13	0	3	0	0	0	16	37
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	138	26	0	0	0	0	0	0	0	0	0	164
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1989	109	0	0	0	0	0	0	0	0	0	0	109
Under Construction - 1990	128	0	0	0	71	0	0	0	0	0	71	199
- 1989	172	0	0	13	0	0	0	0	0	13	0	185
COMPLETIONS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	118	4	0	0	0	0	0	0	0	0	0	122
- Year-To-Date 1989	86	0	0	5	0	0	0	0	0	5	0	91
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	266	26	0	0	71	0	0	0	0	0	71	363
- 1989	309	0	0	13	0	0	0	0	0	13	0	322
Absorptions - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- 3 Month Average	26	1	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	36	0	0	1	0	0	0	0	0	1	0	37

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	79	26	0	0	0	0	0	0	0	0	0	105
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1989	97	0	0	0	0	0	0	0	0	0	0	97
Under Construction - 1990	79	0	0	0	71	0	0	0	0	0	71	150
- 1989	113	0	0	13	0	0	0	0	0	13	0	126
COMPLETIONS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	89	4	0	0	0	0	0	0	0	0	0	93
- Year-To-Date 1989	45	0	0	5	0	0	0	0	0	5	0	50
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	158	26	0	0	71	0	0	0	0	0	71	255
- 1989	153	0	0	13	0	0	0	0	0	13	0	166
Absorptions - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- 3 Month Average	17	1	0	0	0	0	0	0	0	0	0	18
- 12 Month Average	19	0	0	1	0	0	0	0	0	1	0	20
REST OF VICTORIA/HALIBURTON												
Pending Starts	59	0	0	0	0	0	0	0	0	0	0	59
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1989	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	49	0	0	0	0	0	0	0	0	0	0	49
- 1989	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	108	0	0	0	0	0	0	0	0	0	0	108
- 1989	156	0	0	0	0	0	0	0	0	0	0	156
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
PETERBOROUGH CA												
Pending Starts	268	10	0	0	105	0	9	0	0	0	114	392
STARTS - Current Month	61	8	0	0	21	0	0	0	0	0	21	90
- Year-To-Date 1990	173	8	0	0	51	0	0	0	0	0	51	232
- Year-To-Date 1989	241	10	0	0	0	0	111	0	0	0	111	362
Under Construction - 1990	225	10	0	0	88	0	0	0	0	0	88	323
- 1989	277	10	0	72	37	0	141	0	0	72	178	537
COMPLETIONS - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	266	8	0	72	36	0	60	0	0	72	96	442
- Year-To-Date 1989	326	8	24	0	78	0	7	126	0	150	85	569
Completed & Not Absorbed - 1990	45	1	0	12	3	0	6	0	0	12	9	67
- 1989	9	0	0	0	10	0	0	0	0	0	10	19
Total Supply - 1990	538	21	0	12	196	0	15	0	0	12	211	782
- 1989	427	21	0	72	47	0	165	0	0	72	212	732
Absorptions - Current Month	37	2	0	0	0	0	5	0	0	0	5	44
- 3 Month Average	45	2	0	11	8	0	7	0	0	11	15	73
- 12 Month Average	70	3	0	5	3	0	8	0	0	5	11	89

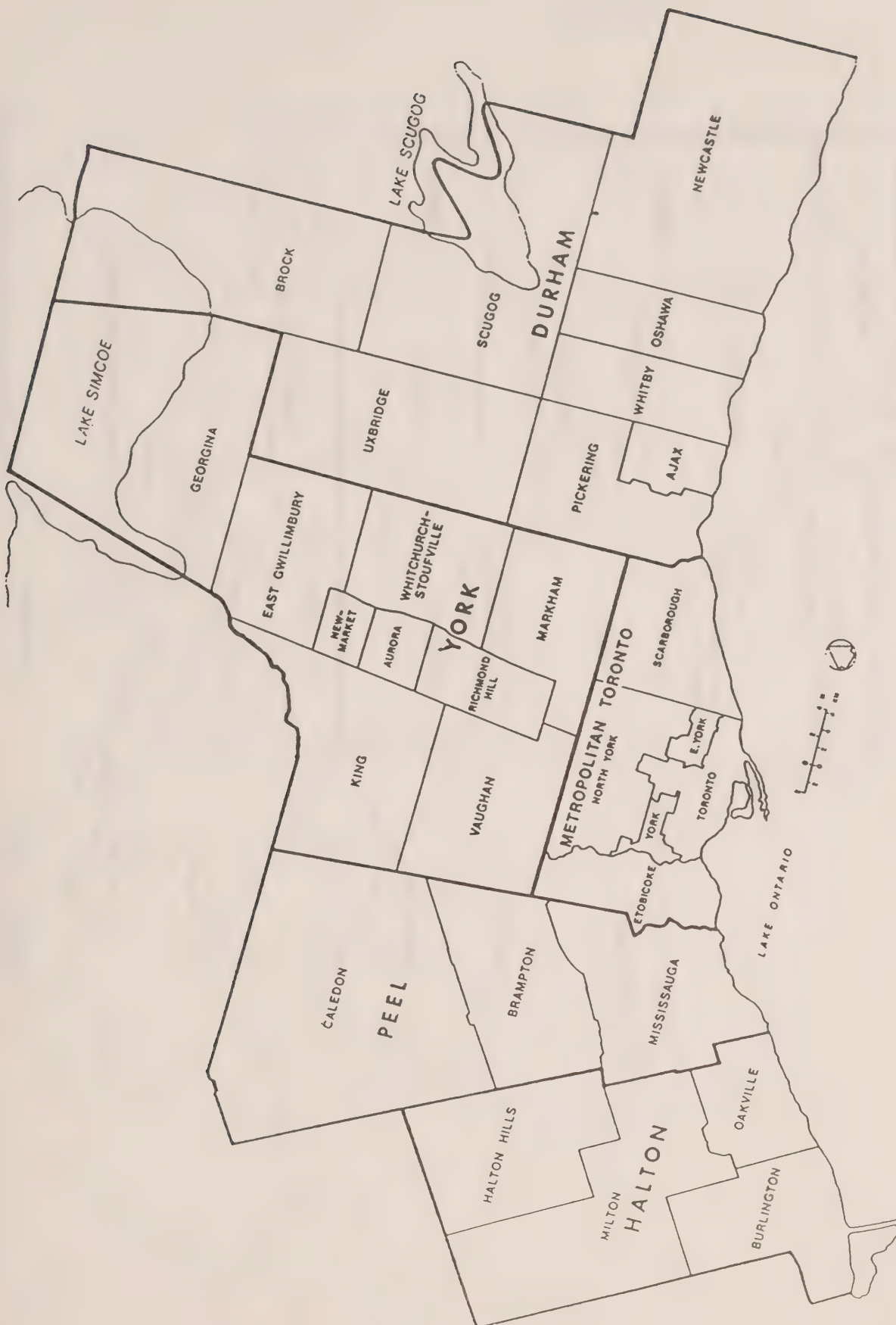
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	234	10	0	0	105	0	9	0	0	0	114	358
STARTS - Current Month	37	8	0	0	21	0	0	0	0	0	21	66
- Year-To-Date 1990	114	8	0	0	51	0	0	0	0	0	51	173
- Year-To-Date 1989	140	10	0	0	0	0	111	0	0	0	111	261
Under Construction - 1990	129	10	0	0	88	0	0	0	0	0	88	227
- 1989	146	10	0	72	37	0	141	0	0	72	178	406
COMPLETIONS - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	163	8	0	72	36	0	60	0	0	72	96	339
- Year-To-Date 1989	223	8	24	0	78	0	7	126	0	150	85	466
Completed & Not Absorbed - 1990	41	1	0	12	3	0	6	0	0	12	9	63
- 1989	7	0	0	0	10	0	0	0	0	0	10	17
Total Supply - 1990	404	21	0	12	196	0	15	0	0	12	211	648
- 1989	244	21	0	72	47	0	165	0	0	72	212	549
Absorptions - Current Month	26	2	0	0	0	0	5	0	0	0	5	33
- 3 Month Average	29	2	0	11	8	0	7	0	0	11	15	57
- 12 Month Average	42	3	0	5	3	0	8	0	0	5	11	61
NORTHUMBERLAND COUNTY												
Pending Starts	170	0	0	0	0	0	0	0	0	0	0	170
STARTS - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	121	0	0	0	0	0	0	0	20	0	20	141
- Year-To-Date 1989	164	0	0	0	60	0	0	0	0	0	60	224
Under Construction - 1990	228	0	0	0	20	0	0	24	20	24	40	292
- 1989	212	2	0	0	77	0	23	0	0	0	100	314
COMPLETIONS - Current Month	49	0	0	0	0	0	0	0	0	0	0	49
- Year-To-Date 1990	289	0	0	0	10	0	50	0	0	0	60	349
- Year-To-Date 1989	127	0	0	0	0	0	0	0	0	0	0	127
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	401	0	0	0	20	0	0	24	20	24	40	465
- 1989	286	2	0	0	77	0	63	0	0	0	140	428
Absorptions - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- 3 Month Average	54	0	0	0	3	0	17	0	0	0	20	74
- 12 Month Average	67	0	0	0	2	0	10	0	0	0	12	79
COBOURG CA												
Pending Starts	93	0	0	0	0	0	0	0	0	0	0	93
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	25	0	0	0	0	0	0	0	20	0	20	45
- Year-To-Date 1989	53	0	0	0	60	0	0	0	0	0	60	113
Under Construction - 1990	43	0	0	0	20	0	0	24	20	24	40	107
- 1989	58	0	0	0	77	0	0	0	0	0	77	135
COMPLETIONS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	122	0	0	0	10	0	50	0	0	0	60	182
- Year-To-Date 1989	29	0	0	0	0	0	0	0	0	0	0	29
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	136	0	0	0	20	0	0	24	20	24	40	200
- 1989	67	0	0	0	77	0	40	0	0	0	117	184
Absorptions - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- 3 Month Average	21	0	0	0	3	0	17	0	0	0	20	41
- 12 Month Average	19	0	0	0	2	0	8	0	0	0	10	29

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	31	0	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1989	16	0	0	0	0	0	0	0	0	0	0	16
Under Construction - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	14	0	0	0	0	0	0	0	0	0	0	14
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	34	0	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1989	2	0	0	0	0	0	0	0	0	0	0	2
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	14	0	0	0	0	0	0	0	0	0	0	14
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
PORT HOPE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1989	43	0	0	0	0	0	0	0	0	0	0	43
Under Construction - 1990	13	0	0	0	0	0	0	0	0	0	0	13
- 1989	44	0	0	0	0	0	14	0	0	0	14	58
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1989	23	0	0	0	0	0	0	0	0	0	0	23
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	15	0	0	0	0	0	0	0	0	0	0	15
- 1989	49	0	0	0	0	0	14	0	0	0	14	63
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	14	0	0	0	0	0	1	0	0	0	1	15

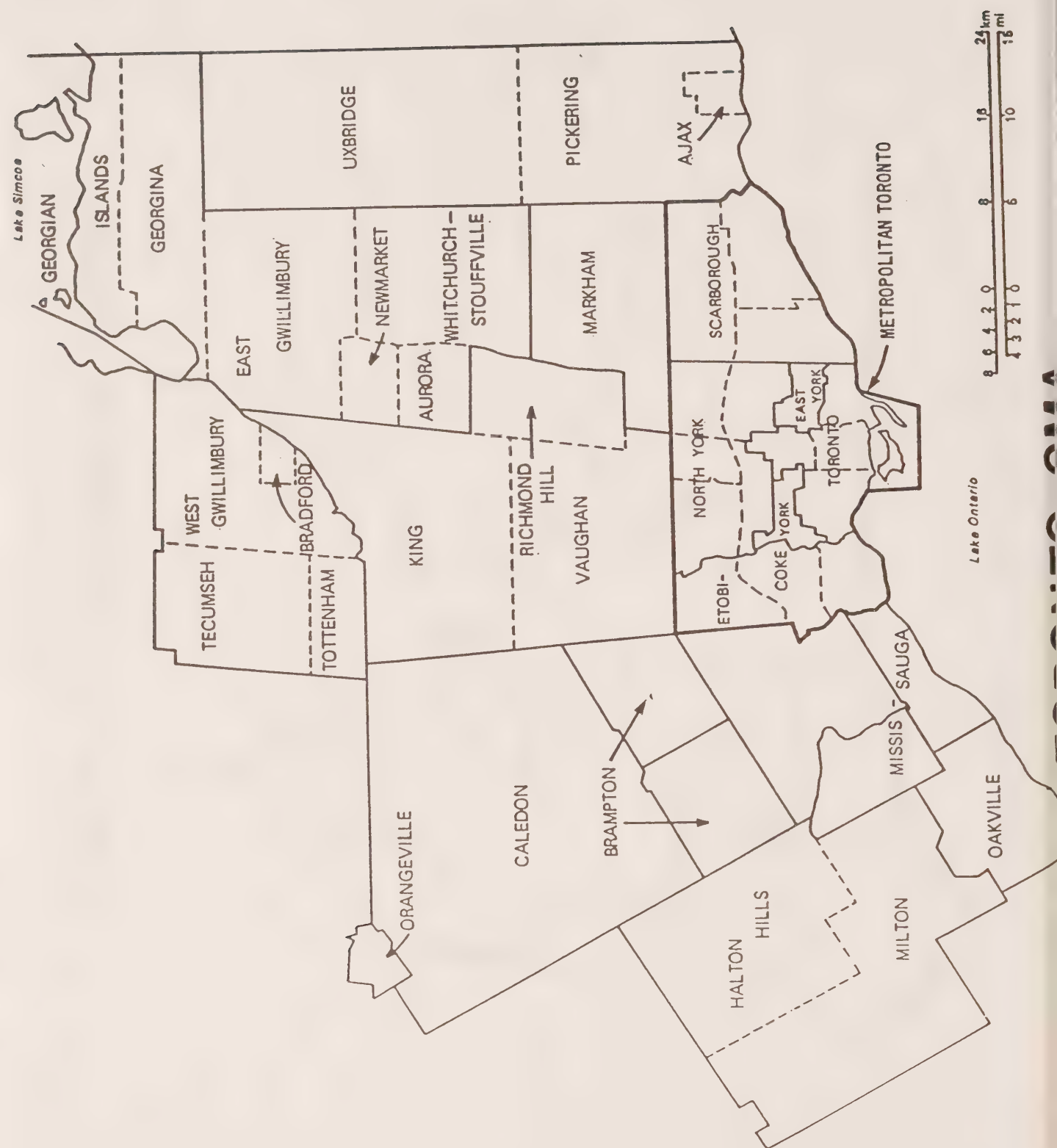
MAPS



TORONTO BRANCH



GREATER TORONTO AREA



CAI
MH52
-L53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

CAT
1742
-L83

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

June 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

June 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	8
MLS RESALE ACTIVITY	9
SUPPLEMENT ONE: Barrie Housing Market - Summary	11
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	12
- Definitions	13
- Starts Summary Tables	16
- Detailed Summary Tables	20
- Maps:	
- CMHC Toronto Branch	44
- Greater Toronto Area (GTA)	45
- Toronto Census Metropolitan Area (CMA)	46

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – June 1990

- The number of completed and unoccupied singles has grown to 1,309 units
- Toronto's labour force participation rate has dropped by 0.9% between June 1989 and June 1990
- Average MLS prices in Toronto fell to \$252,012 in June
- New home activity had another lean month of only 574 sales
- A special supplement on the Barrie Housing Market

ECONOMIC INDICATORS

Interest rates have remained at 14.25% for the past two and a half months, with the same rate being offered for one, three and five year mortgages. The exchange rate, which peaked at 86.20¢ on April 26, began to fall in May, but then rebounded, and stood at 86.71¢ on July 26.

The unemployment rate dropped to 3.9% in Toronto, although the figures fluctuate too much to identify any trend. Comparing June 1989 to June 1990, the number of persons employed is almost identical, while the number of persons unemployed but look-

ing for work increased from 76,000 to 81,000. The big difference however, is in the number of persons over 15 who are not in the labour force, growing from 745,000 to 784,000.

The Ontario Ministry of Housing announced that it was releasing 800 acres (324 hectares) of land in eastern Markham, from the 9th line on the west to the 10th line on the east, and from just south of Highway 7 until the 16th line. Eventually, the site will hold 6000 new homes, though the actual timing will depend on the availability of sewage capacity on the York-Durham system.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)				CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT
	Bank	Mtge. Rate	Rate	Exch. Rate	All Items		('000s)		RATE (%)
	Rate		3 Yr. (\$Cdn/\$US)		Toronto	Toronto	Toronto	Oshawa	Toronto
			Inst. month end	1981=100	1981=100				
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,929	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7	210.9	1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	164.5	210.7	1,937	98	4.1	6.4
May	13.92	14.27	85.30	165.2	—	1,938	101	5.1	6.5
June	13.90	14.25	85.01	166.0	—	1,974	102	3.9	6.7

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts in June for the Toronto Branch territory totalled 1,971 units. There was not a single condominium apartment start in the Branch territory in June 1990.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727	1,352	1,832	619	4,559	1,971	-56.8%
July	2,291		1,712		4,003		
August	2,540		989		3,529		
September	2,216		572		2,788		
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
Year-to-Date	25,137	6,431	22,098	8,535	47,235	14,966	-42.6%

Source: CMHC

HOUSING STARTS BY AREA

MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH

June 1989 - 1990

	1989		1990		Percent Change	
	June Singles	1989 Multiples	June Singles	1990 Multiples	June Singles	1990 Multiples
Toronto CMA	1,372	1,411	555	261	-59.5%	-81.5%
Oshawa CMA	404	93	94	74	-77.0%	-21.3%
Barrie CA	318	148	179	110	-53.5%	-38.5%
Peterborough CA	140	99	22	38	-29.3%	72.7%

Source: CMHC

The number of completed and unoccupied single detached units in the Toronto Branch territory continues to climb, reaching 1,309 in June 1990, compared to 176 in June 1989. The increase occurred in all of the regions and most municipalities

COMPLETED AND UNOCCUPIED SINGLE DETACHED UNITS Toronto Branch Area

Month	1989	1990
Jan.	357	678
Feb.	179	669
March	159	784
April	146	896
May	147	1,242
June	176	1,309
July	186	
August	230	
Sept.	366	
Oct.	471	
Nov.	628	
Dec.	651	

DISTRIBUTION OF COMPLETED AND UNOCCUPIED SINGLES Toronto Branch and Selected Regions and Municipalities

	June 1989	June 1990
Toronto CMA	151	1024
Metro Toronto	5	57
York Region	36	487
Aurora	4	60
Georgina	0	21
Markham	20	44
Newmarket	0	1
Richmond Hill	9	161
Vaughan	2	190
Peel Region	68	245
Brampton	27	114
Mississauga	41	131
Halton	91	229
Halton Hills	0	124
Oakville	64	
Rest Of CMA	3	47
Oshawa CMA	12	32
Barrie CA	7	199
Peterborough CA	7	51

Source: CMHC

HOUSING STARTS - CANADA

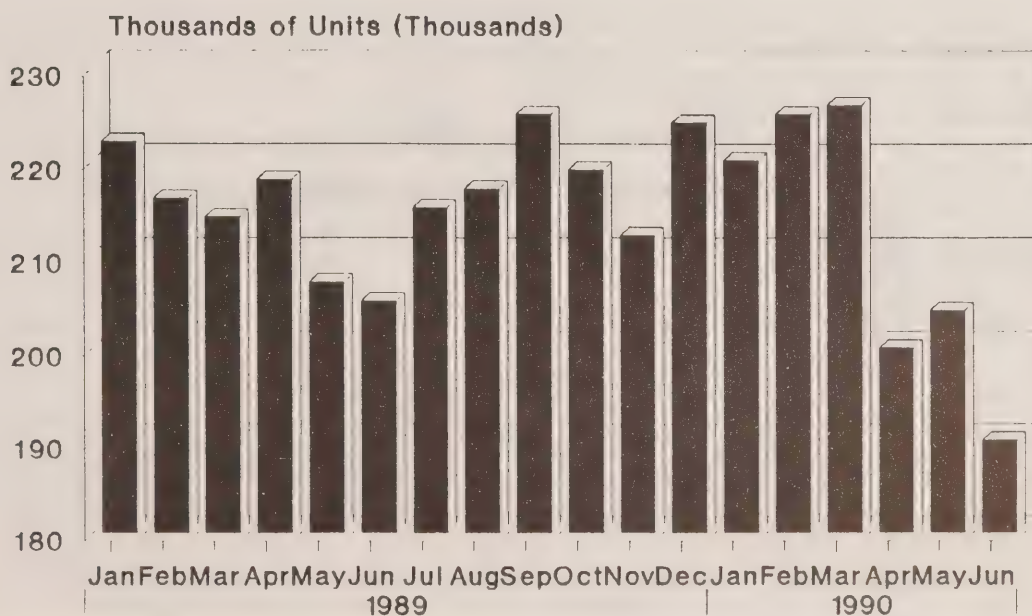
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	93,000	14.8%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	5.4%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	28,000	200,000
May	82,000	-17.2%	94,000	30.6%	176,000	2.3%	28,000	204,000
June	81,000	-1.2%	81,000	-14.7%	162,000	-8.5%	28,000	190,000

SOURCE: CMHC

HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



NEW HOME SALES

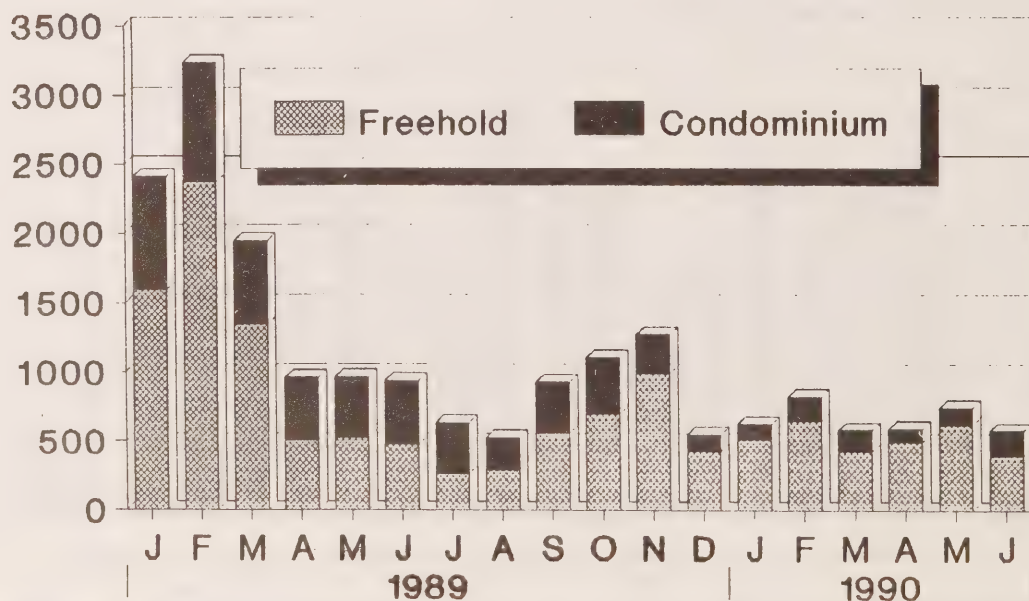
Total new home sales as reported by Brethour Research remained low, increasing to 574 units, largely as a result of a decline in the detached sector.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475	394	-17.1%	462	180	-61.0%	937	574	-38.7%
July	265			367			632		
August	294			226			520		
September	557			370			927		
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

NEW HOMES SALES Toronto Area, 1989-1990



MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for June 1990 was \$252,012, the lowest since November 1988. The sales to listings ratio rose to 11% as the result of a sharp drop in listings.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number Sales	No. of Listings	Sales to Listings	Average Price	Median Price	Number Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$263,645	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000	2,239	20,476	11%	\$252,012	\$218,800
July	2,535	15,769	16%	\$267,007	\$230,000					
August	3,270	18,022	18%	\$274,582	\$230,000					
September	3,307	21,813	15%	\$277,186	\$235,000					
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL Jan-Dec	38,960			\$273,698						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported a fall in sales and listings, resulting in a sales to listing ratio of 8%; this contrasts with a ratio of 73% in February 1989. As a result of declining sales and the low sales to listing ratio, the average price declined to \$163,792, the lowest level since October 1988.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705	286	3,580	8%	\$163,792
July	336	2,409	14%	\$176,829				
August	456	2,485	18%	\$183,464				
September	446	2,581	17%	\$183,524				
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	MAY 1989			MAY 1990			PERCENT CHANGE 1989-1990	
	No. of Sales	New Listing	Average Price	No of Sales	New Listing	Average Price	No of Sales	Average Price
Barrie and District	186	579	\$163,897	112	676	\$149,035	-39.8	-9.1
Brampton	461	1187	\$217,183	254	1232	\$201,473	-44.9	-7.2
Cobourg-Port Hope	46	115	\$140,745	34	231	\$147,603	-26.1	4.9
Collingwood & District	66	216	\$150,886	46	290	\$146,804	-2.7	-30.3
Haliburton District	26	86	\$115,057	15	109	\$104,500	-42.3	-9.2
Lindsay and District	102	283	\$138,033	57	395	\$131,428	-44.1	-4.8
Midland and Penetanguishene	38	152	\$132,607	27	184	\$128,550	-28.9	-3.1
Mississauga	412	N/A	\$235,335	276	N/A	\$227,443	-33.0	-3.4
Muskoka	56	242	\$136,053	91	634	\$99,596	62.5	-26.8
Oakville-Milton	161	535	\$198,600	196	636	\$167,007	21.7	-15.9
Orangeville and District	67	205	\$189,478	32	219	\$198,819	-52.2	4.9
Orillia and District	112	265	\$157,316	45	348	\$140,080	-59.8	-11.0
Oshawa and District	380	1072	\$191,289	304	1208	\$172,238	-20.0	-10.0
Peterborough	193	431	\$137,274	72	409	\$144,693	-62.7	5.4
Toronto	2593	6992	\$271,309	2045	8451	\$264,258	-21.1	-2.6
York Region	275	941	\$230,213	176	790	\$211,567	-36.0	-8.1

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

RECENT NEWS

The Province of Ontario announced that it would be moving the Ministry of Transportation to St. Catharines in 1996. This will result in additional 1,400 jobs being transferred out of Toronto. Ultimately, 5900 jobs will be transferred from Toronto. The other transfers out of Toronto that have already been announced include:

# of Jobs	Ministry	Destination
200	Natural Resources	Haileybury
425	Labour	Windsor
500	Environment	Peterborough
400	Tourism and Recreation	Niagara Falls
700	Ontario Provincial Police	Orillia
300	Ontario Lottery Corp	Sault Ste. Marie
60	Ontario Heritage	Renfrew

The Hon. John Sweeney, the Minister of Housing in Ontario announced he will not be seeking re-election in the next provincial election.

The Ontario Human Rights Board of Inquiry has ruled that adult-only condominiums and apartments are illegal under Ontario's Human Rights Code.

Supplement One: Barrie Housing Market

Recently a mini comprehensive study on the residential real estate market in the Barrie Census Area was completed by CMHC. The Barrie Census Area (CA) includes the City of Barrie, Innisfil and Vespra Townships. Please call Tom Valks at the Toronto Branch Market Analysis Department at (416) 781-2451 for more information. The following is a summary of the report:

- The Barrie CA has undergone tremendous growth during the last four years. Between 1986 to 1989, the population increased by 22 per cent to 83,000 persons. In the coming years, the population is expected to grow moderately to 92,000 persons in 1994 and 102,000 persons in 1999.
- The forecasted economic slowdown at provincial level this year will have a slowing effect on the Barrie economy. The real Gross Domestic Product in Ontario is forecast to grow by 1.5 per cent this year, down from 3.0 per cent in 1989.
- Measured by employment, the largest industrial sectors in Barrie are Service, Trade and Manufacturing. In line with the developments at provincial level, most of the growth has taken place in the Trade and Service sector.
- On a longer term, the Barrie CA will continue to attract more industries because of its strategic location and attractive land prices. The recent announcement of the extension of GO train service to Barrie will better serve Barrie's role as a place of residence for Metropolitan Toronto commuters.
- Many of the new homes constructed in the Barrie area are aimed at the Metropolitan Toronto home buyers. Builders from both Barrie and Toronto are able to provide homes in the Barrie area for lower prices. The average price of a new home in Barrie was \$208,585 in March 1990, compared to approximately \$350,000 in Peel region.
- Currently there is a large supply of new homes in the Barrie market. Between August 1989 and March 1990, 2,064 units were started while the estimated annual demand under a moderate population growth scenario is 754 units. This, in combination with a softening of the adjacent Toronto real estate market, is expected to result in downward pressure on prices in Barrie.
- The resale market in Barrie in the second quarter of 1990 has been classified as a buyer's market. There is a high number of listings, a low sales/listing ratio and a high average number of days on the market. The average MLS price declined from \$171,260 in December 1989 to \$149,035 in May 1990. A further moderation of the average price can be expected over the summer.
- The Barrie rental market, traditionally one of the tightest in Canada, will get some relief in the next 12 months as more rental units come on the market and demand moderates due to the economic slowdown. However, in the short term, the vacancy rate is expected to fall to 1.0% in the October 1990 survey and then rise to 2.0% in the April 1991 survey, up from the 1.6% recorded in April 1990.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Caven, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a) Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b) Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c) Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

JUNE 1990

-----JUNE HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	2,727	1,352	-50.4%	1,832	619	-66.2%	4,559	1,971	-56.8%
GREATER TORONTO AREA	1,826	701	-61.6%	1,495	304	-79.7%	3,321	1,005	-69.7%
TORONTO CMA:	1,372	555	-59.5%	1,411	261	-81.5%	2,783	816	-70.7%
METRO TORONTO:	146	107	-26.7%	588	16	-97.3%	734	123	-83.2%
Toronto City	4	7	75.0%	13	10	-23.1%	17	17	.0%
East York	0	8	N/A	376	0	-100.0%	376	8	-97.9%
Etobicoke	17	34	100.0%	4	2	-50.0%	21	36	71.4%
North York	85	38	-55.3%	79	2	-97.5%	164	40	-75.6%
Scarborough	33	14	-57.6%	112	0	-100.0%	145	14	-90.3%
York City	7	6	-14.3%	4	2	-50.0%	11	8	-27.3%
YORK REGION:	470	212	-54.9%	167	26	-84.4%	637	238	-62.6%
Aurora	15	18	20.0%	0	0	N/A	15	18	20.0%
East Gwillimbury	7	5	-28.6%	0	0	N/A	7	5	-28.6%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	191	83	-56.5%	127	0	-100.0%	318	83	-73.9%
King	0	2	N/A	0	0	N/A	0	2	N/A
Markham	16	30	87.5%	0	0	N/A	16	30	87.5%
Newmarket	85	15	-82.4%	40	0	-100.0%	125	15	-88.0%
Richmond Hill	42	36	-14.3%	0	13	N/A	42	49	16.7%
Vaughan	104	20	-80.8%	0	13	N/A	104	33	-68.3%
Whitchurch-Stouff.	10	3	-70.0%	0	0	N/A	10	3	-70.0%
PEEL REGION:	359	110	-69.4%	576	166	-71.2%	935	276	-70.5%
Brampton	133	15	-88.7%	111	40	-64.0%	244	55	-77.5%
Caledon	17	23	35.3%	0	0	N/A	17	23	35.3%
Mississauga	209	72	-65.6%	465	126	-72.9%	674	198	-70.6%
HALTON REGION:	300	89	-70.3%	70	18	-74.3%	370	107	-71.1%
Burlington **	43	30	-30.2%	0	12	N/A	43	42	-2.3%
Halton Hills	19	5	-73.7%	40	0	-100.0%	59	5	-91.5%
Milton	10	6	-40.0%	26	0	-100.0%	36	6	-83.3%
Oakville	228	48	-78.9%	4	6	50.0%	232	54	-76.7%
REST OF TORONTO CMA:	140	67	-52.1%	10	47	370.0%	150	114	-24.0%
Ajax	12	24	100.0%	0	4	N/A	12	28	133.3%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	6	0	-100.0%	6	0	-100.0%	12	0	-100.0%
Orangeville	48	1	-97.9%	4	0	-100.0%	52	1	-98.1%
Pickering	56	27	-51.8%	0	0	N/A	56	27	-51.8%
Tecumseth	0	4	N/A	0	43	N/A	0	47	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	12	8	-33.3%	0	0	N/A	12	8	-33.3%
West Gwillimbury	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Mono Township **	12	17	41.7%	0	0	N/A	12	17	41.7%
DURHAM REGION:	551	183	-66.8%	94	78	-17.0%	645	261	-59.5%
OSHAWA CMA:	404	93	-77.0%	94	74	-21.3%	498	167	-66.5%
Oshawa City	115	25	-78.3%	80	17	-78.8%	195	42	-78.5%
Newcastle	145	32	-77.9%	2	0	-100.0%	147	32	-78.2%
Whitby	144	36	-75.0%	12	57	375.0%	156	93	-40.4%
REST OF DURHAM:	147	90	-38.8%	0	4	N/A	147	94	-36.1%
Ajax	12	24	100.0%	0	4	N/A	12	28	133.3%
Brock	12	6	-50.0%	0	0	N/A	12	6	-50.0%
Pickering	56	27	-51.8%	0	0	N/A	56	27	-51.8%
Scugog	55	25	-54.5%	0	0	N/A	55	25	-54.5%
Uxbridge	12	8	-33.3%	0	0	N/A	12	8	-33.3%
SIMCOE COUNTY:	464	309	-33.4%	310	253	-18.4%	774	562	-27.4%
BARRIE CA:	318	148	-53.5%	179	110	-38.5%	497	258	-48.1%
Barrie City	231	101	-56.3%	179	110	-38.5%	410	211	-48.5%
Innisfil	69	29	-58.0%	0	0	N/A	69	29	-58.0%
Vespra	18	18	.0%	0	0	N/A	18	18	.0%
COLLINGWOOD CA:	1	2	100.0%	0	0	N/A	1	2	100.0%

** not part of the Toronto CMA

-----JUNE HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	64	55	-14.1%	123	0	-100.0%	187	55	-70.6%
Midland Town	27	5	-81.5%	111	0	-100.0%	138	5	-96.4%
Penetanguishene	18	7	-61.1%	12	0	-100.0%	30	7	-76.7%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Tay Township	15	17	13.3%	0	0	N/A	15	17	13.3%
Tiny Township	0	19	N/A	0	0	N/A	0	19	N/A
Victoria Harbour	2	6	200.0%	0	0	N/A	2	6	200.0%
ORILLIA CA:	52	16	-69.2%	0	82	N/A	52	98	88.5%
Orillia City	2	6	200.0%	0	82	N/A	2	88	4300.0%
Orillia Township	50	10	-80.0%	0	0	N/A	50	10	-80.0%
REST OF SIMCOE COUNTY:	29	88	203.4%	8	61	662.5%	37	149	302.7%
Adjala	7	11	57.1%	0	0	N/A	7	11	57.1%
Alliston	10	70	600.0%	2	18	800.0%	12	88	633.3%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	4	N/A	0	43	N/A	0	47	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Bradford	6	0	-100.0%	6	0	-100.0%	12	0	-100.0%
MUSKOKA DISTRICT:	49	83	69.4%	5	18	260.0%	54	101	87.0%
Bracebridge	28	43	53.6%	5	8	60.0%	33	51	54.5%
Gravenhurst	13	17	30.8%	0	10	N/A	13	27	107.7%
Huntsville	8	23	187.5%	0	0	N/A	8	23	187.5%
VICTORIA/HALIBURTON:	116	87	-25.0%	0	18	N/A	116	105	-9.5%
LINDSAY CA:	25	39	56.0%	0	18	N/A	25	57	128.0%
Lindsay Town	14	31	121.4%	0	18	N/A	14	49	250.0%
Ops Township	11	8	-27.3%	0	0	N/A	11	8	-27.3%
REST OF VICTORIA/HALIBURTON:	91	48	-47.3%	0	0	N/A	91	48	-47.3%
Fenelon Township	33	23	-30.3%	0	0	N/A	33	23	-30.3%
Laxton Township	5	5	.0%	0	0	N/A	5	5	.0%
Mariposa Township	53	20	-62.3%	0	0	N/A	53	20	-62.3%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	186	117	-37.1%	22	38	72.7%	208	155	-25.5%
PETERBOROUGH CA:	140	99	-29.3%	22	38	72.7%	162	137	-15.4%
Peterborough City	79	70	-11.4%	22	38	72.7%	101	108	6.9%
Dummer Township	13	11	-15.4%	0	0	N/A	13	11	-15.4%
Duoro Township	4	5	25.0%	0	0	N/A	4	5	25.0%
Ennismore Township	15	2	-86.7%	0	0	N/A	15	2	-86.7%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	10	0	-100.0%	0	0	N/A	10	0	-100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Smith Township	15	10	-33.3%	0	0	N/A	15	10	-33.3%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	46	18	-60.9%	0	0	N/A	46	18	-60.9%
NORTHUMBERLAND COUNTY:	129	85	-34.1%	0	0	N/A	129	85	-34.1%
COBOURG CA:	1	7	600.0%	0	0	N/A	1	7	600.0%
Cobourg	1	7	600.0%	0	0	N/A	1	7	600.0%
REST OF NORTHUMBERLAND:	128	78	-39.1%	0	0	N/A	128	78	-39.1%
Port Hope	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Murray Township	2	23	1050.0%	0	0	N/A	2	23	1050.0%
Brighton Township	16	22	37.5%	0	0	N/A	16	22	37.5%
Hope Township	14	7	-50.0%	0	0	N/A	14	7	-50.0%
Percy Township	19	12	-36.8%	0	0	N/A	19	12	-36.8%
Hamilton Township	74	13	-82.4%	0	0	N/A	74	13	-82.4%

-----JANUARY-JUNE HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	13,419	6,431	-52.1%	12,645	8,535	-32.5%	26,064	14,966	-42.6%
GREATER TORONTO AREA	10,968	4,605	-58.0%	11,488	7,391	-35.7%	22,456	11,996	-46.6%
TORONTO CMA:	9,522	3,700	-61.1%	10,978	6,913	-37.0%	20,500	10,613	-48.2%
METRO TORONTO:	989	576	-41.8%	6,052	3,556	-41.2%	7,041	4,132	-41.3%
Toronto City	41	44	7.3%	1,448	543	-62.5%	1,489	587	-60.6%
East York	7	26	271.4%	376	44	-88.3%	383	70	-81.7%
Etobicoke	48	224	366.7%	757	1,401	85.1%	805	1,625	101.9%
North York	300	166	-44.7%	547	298	-45.5%	847	464	-45.2%
Scarborough	532	94	-82.3%	2,289	1,248	-45.5%	2,821	1,342	-52.4%
York City	61	22	-63.9%	635	22	-96.5%	696	44	-93.7%
YORK REGION:	4,057	1,285	-68.3%	920	1,068	16.1%	4,977	2,353	-52.7%
Aurora	242	64	-73.6%	3	0	-100.0%	245	64	-73.9%
East Gwillimbury	68	22	-67.6%	0	0	N/A	68	22	-67.6%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	512	167	-67.4%	157	36	-77.1%	669	203	-69.7%
King	103	21	-79.6%	0	0	N/A	103	21	-79.6%
Markham	704	267	-62.1%	311	341	9.6%	1,015	608	-40.1%
Newmarket	426	436	2.3%	40	23	-42.5%	466	459	-1.5%
Richmond Hill	1,020	109	-89.3%	409	430	5.1%	1,429	539	-62.3%
Vaughan	868	187	-78.5%	0	238	N/A	868	425	-51.0%
Whitchurch-Stouff.	114	12	-89.5%	0	0	N/A	114	12	-89.5%
PEEL REGION:	2,493	985	-60.5%	3,451	1,196	-65.3%	5,944	2,181	-63.3%
Brampton	1,188	440	-63.0%	558	543	-2.7%	1,746	983	-43.7%
Caledon	125	85	-32.0%	0	0	N/A	125	85	-32.0%
Mississauga	1,180	460	-61.0%	2,893	653	-77.4%	4,073	1,113	-72.7%
HALTON REGION:	1,105	423	-61.7%	601	847	40.9%	1,706	1,270	-25.6%
Burlington **	238	230	-3.4%	172	89	-48.3%	410	319	-22.2%
Halton Hills	102	22	-78.4%	124	0	-100.0%	226	22	-90.3%
Milton	39	23	-41.0%	26	154	492.3%	65	177	172.3%
Oakville	726	148	-79.6%	279	604	116.5%	1,005	752	-25.2%
REST OF TORONTO CMA:	1,116	661	-40.8%	126	335	165.9%	1,242	996	-19.8%
Ajax	525	381	-27.4%	61	272	345.9%	586	653	11.4%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	49	4	-91.8%	6	0	-100.0%	55	4	-92.7%
Orangeville	114	4	-96.5%	4	10	150.0%	118	14	-88.1%
Pickering	235	132	-43.8%	0	2	N/A	235	134	-43.0%
Tecumseth	80	73	-8.8%	0	43	N/A	80	116	45.0%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	65	22	-66.2%	55	0	-100.0%	120	22	-81.7%
West Gwillimbury	25	44	76.0%	0	0	N/A	25	44	76.0%
Mono Township **	12	20	66.7%	0	0	N/A	12	20	66.7%
DURHAM REGION:	2,324	1,336	-42.5%	464	724	56.0%	2,788	2,060	-26.1%
OSHAWA CMA:	1,402	748	-46.6%	348	448	28.7%	1,750	1,196	-31.7%
Oshawa City	401	77	-80.8%	255	213	-16.5%	656	290	-55.8%
Newcastle	587	384	-34.6%	16	34	112.5%	603	418	-30.7%
Whitby	414	287	-30.7%	77	201	161.0%	491	488	-.6%
REST OF DURHAM:	922	588	-36.2%	116	276	137.9%	1,038	864	-16.8%
Ajax	525	381	-27.4%	61	272	345.9%	586	653	11.4%
Brock	33	21	-36.4%	0	0	N/A	33	21	-36.4%
Pickering	235	132	-43.8%	0	2	N/A	235	134	-43.0%
Scugog	64	32	-50.0%	0	2	N/A	64	34	-46.9%
Uxbridge	65	22	-66.2%	55	0	-100.0%	120	22	-81.7%
SIMCOE COUNTY:	1,526	1,267	-17.0%	945	967	2.3%	2,471	2,234	-9.6%
BARRIE CA:	951	727	-23.6%	438	599	36.8%	1,389	1,326	-4.5%
Barrie City	507	587	15.8%	438	599	36.8%	945	1,186	25.5%
Innisfil	341	84	-75.4%	0	0	N/A	341	84	-75.4%
Vespra	103	56	-45.6%	0	0	N/A	103	56	-45.6%
COLLINGWOOD CA:	29	27	-6.9%	284	177	-37.7%	313	204	-34.8%

** not part of the Toronto CMA

-----JANUARY-JUNE HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	213	200	-6.1%	141	9	-93.6%	354	209	-41.0%
Midland Town	42	35	-16.7%	117	9	-92.3%	159	44	-72.3%
Penetanguishene	81	24	-70.4%	24	0	-100.0%	105	24	-77.1%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	4	5	25.0%	0	0	N/A	4	5	25.0%
Tay Township	42	29	-31.0%	0	0	N/A	42	29	-31.0%
Tiny Township	32	96	200.0%	0	0	N/A	32	96	200.0%
Victoria Harbour	12	11	-8.3%	0	0	N/A	12	11	-8.3%
ORILLIA CA:	137	108	-21.2%	74	113	52.7%	211	221	4.7%
Orillia City	34	32	-5.9%	74	113	52.7%	108	145	34.3%
Orillia Township	103	76	-26.2%	0	0	N/A	103	76	-26.2%
REST OF SIMCOE COUNTY:	196	205	4.6%	8	69	762.5%	204	274	34.3%
Adjala	9	13	44.4%	0	0	N/A	9	13	44.4%
Alliston	10	70	600.0%	2	18	800.0%	12	88	633.3%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	80	73	-8.8%	0	43	N/A	80	116	45.0%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	25	44	76.0%	0	0	N/A	25	44	76.0%
Bradford	49	4	-91.8%	6	0	-100.0%	55	4	-92.7%
MUSKOKA COUNTY:	179	154	-14.0%	181	131	-27.6%	360	285	-20.8%
Bracebridge	78	65	-16.7%	42	56	33.3%	120	121	.8%
Gravenhurst	18	24	33.3%	34	16	-52.9%	52	40	-23.1%
Huntsville	83	65	-21.7%	105	59	-43.8%	188	124	-34.0%
VICTORIA/HALIBURTON:	225	135	-40.0%	0	18	N/A	225	153	-32.0%
LINDSAY CA:	122	81	-33.6%	0	18	N/A	122	99	-18.9%
Lindsay Town	99	70	-29.3%	0	18	N/A	99	88	-11.1%
Ops Township	23	11	-52.2%	0	0	N/A	23	11	-52.2%
REST OF VICTORIA/HALIBURTON:	103	54	-47.6%	0	0	N/A	103	54	-47.6%
Penelon Township	38	25	-34.2%	0	0	N/A	38	25	-34.2%
Laxton Township	5	5	.0%	0	0	N/A	5	5	.0%
Mariposa Township	60	24	-60.0%	0	0	N/A	60	24	-60.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	466	294	-36.9%	143	97	-32.2%	609	391	-35.8%
PETERBOROUGH CA:	381	272	-28.6%	143	97	-32.2%	524	369	-29.6%
Peterborough City	219	184	-16.0%	143	97	-32.2%	362	281	-22.4%
Dummer Township	25	26	4.0%	0	0	N/A	25	26	4.0%
Duoro Township	14	7	-50.0%	0	0	N/A	14	7	-50.0%
Ennismore Township	27	23	-14.8%	0	0	N/A	27	23	-14.8%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	13	2	-84.6%	0	0	N/A	13	2	-84.6%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	29	7	-75.9%	0	0	N/A	29	7	-75.9%
Smith Township	49	23	-53.1%	0	0	N/A	49	23	-53.1%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	85	22	-74.1%	0	0	N/A	85	22	-74.1%
NORTHUMBERLAND COUNTY:	293	206	-29.7%	60	20	-66.7%	353	226	-36.0%
COBOURG CA:	54	32	-40.7%	60	20	-66.7%	114	52	-54.4%
Cobourg	54	32	-40.7%	60	20	-66.7%	114	52	-54.4%
REST OF NORTHUMBERLAND:	239	174	-27.2%	0	0	N/A	239	174	-27.2%
Port Hope	46	9	-80.4%	0	0	N/A	46	9	-80.4%
Murray Township	32	71	121.9%	0	0	N/A	32	71	121.9%
Brighton Township	20	24	20.0%	0	0	N/A	20	24	20.0%
Hope Township	16	12	-25.0%	0	0	N/A	16	12	-25.0%
Percy Township	35	14	-60.0%	0	0	N/A	35	14	-60.0%
Hamilton Township	90	44	-51.1%	0	0	N/A	90	44	-51.1%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,686	187	112	274	3,708	35	423	84	849	505	4,980	10,358
STARTS - Current Month	1,352	42	176	141	0	114	69	0	77	431	146	1,971
- Year-To-Date 1990	6,431	144	507	314	3,895	384	1,680	124	1,487	1,329	7,062	14,966
- Year-To-Date 1989	13,419	178	696	757	8,528	175	774	184	1,353	1,812	10,655	26,064
Under Construction - 1990	11,650	181	670	670	14,989	407	3,010	233	2,816	1,980	20,815	34,626
- 1989	16,706	231	903	973	18,181	214	3,316	251	2,798	2,341	24,295	43,573
COMPLETIONS - Current Month	1,653	38	68	104	938	0	68	75	35	247	1,041	2,979
- Year-To-Date 1990	10,069	192	204	523	6,430	6	1,850	315	1,669	1,048	9,949	21,258
- Year-To-Date 1989	12,244	222	629	731	9,240	26	1,586	275	1,793	1,661	12,619	26,746
Completed & Not Absorbed - 1990	1,309	51	58	98	799	0	896	0	0	156	1,695	3,211
- 1989	176	8	218	101	1,630	2	192	0	0	321	1,822	2,327
Total Supply - 1990	17,645	419	840	1,042	19,496	442	4,329	317	3,665	2,641	27,490	48,195
- 1989	19,485	267	1,225	1,315	22,184	218	3,971	382	3,364	3,140	29,519	52,411
Absorptions - Current Month	1,586	32	96	118	1,039	0	165	75	35	289	1,239	3,146
- 3 Month Average	1,460	27	73	99	1,059	0	353	69	283	241	1,695	3,423
- 12 Month Average	1,900	29	104	105	1,015	1	306	51	206	261	1,527	3,717
GREATER TORONTO AREA												
Pending Starts	3,555	165	118	274	3,541	35	400	84	849	511	4,790	9,021
STARTS - Current Month	701	18	79	69	0	38	23	0	77	186	100	1,005
- Year-To-Date 1990	4,605	84	419	191	3,662	259	1,547	124	1,105	993	6,314	11,996
- Year-To-Date 1989	10,968	110	658	622	7,907	175	506	184	1,326	1,639	9,739	22,456
Under Construction - 1990	9,271	122	507	432	14,224	282	2,902	209	2,479	1,430	19,605	30,428
- 1989	14,197	154	871	806	17,865	214	2,949	251	2,771	2,142	23,585	40,078
COMPLETIONS - Current Month	1,159	16	64	51	980	0	14	75	35	190	1,029	2,394
- Year-To-Date 1990	7,829	126	191	413	6,052	57	1,627	315	1,669	976	9,348	18,279
- Year-To-Date 1989	10,380	174	624	723	8,995	18	1,295	149	1,583	1,514	11,873	23,941
Completed & Not Absorbed - 1990	1,084	44	56	98	795	0	685	0	0	154	1,480	2,762
- 1989	214	8	219	149	1,595	2	184	0	0	370	1,779	2,371
Total Supply - 1990	13,910	331	681	804	18,560	317	3,987	293	3,328	2,095	25,875	42,211
- 1989	16,658	184	1,194	1,196	21,829	218	3,517	382	3,337	2,990	28,683	48,515
Absorptions - Current Month	1,160	12	93	63	1,078	0	111	75	35	231	1,224	2,627
- 3 Month Average	1,158	20	69	97	1,021	0	330	69	283	235	1,634	3,047
- 12 Month Average	1,487	18	100	107	973	0	261	56	200	263	1,434	3,202
TORONTO CMA												
Pending Starts	3,224	160	112	274	3,541	35	399	84	849	505	4,789	8,678
STARTS - Current Month	555	14	59	103	0	0	8	0	77	162	85	816
- Year-To-Date 1990	3,700	70	357	170	3,504	221	1,400	124	1,067	872	5,971	10,613
- Year-To-Date 1989	9,522	82	658	433	7,855	175	466	174	1,135	1,440	9,456	20,500
Under Construction - 1990	7,822	102	444	405	13,653	244	2,841	209	2,441	1,302	18,935	28,161
- 1989	12,153	94	852	578	17,516	214	2,882	181	2,560	1,825	22,958	37,030
COMPLETIONS - Current Month	978	16	61	48	873	0	10	75	35	184	918	2,096
- Year-To-Date 1990	6,193	100	141	288	5,942	0	1,600	245	1,458	674	9,000	15,967
- Year-To-Date 1989	9,075	144	492	531	8,757	18	978	149	1,583	1,190	11,318	21,727
Completed & Not Absorbed - 1990	1,024	36	53	68	780	0	656	0	0	121	1,436	2,617
- 1989	151	6	180	80	1,582	2	142	0	0	262	1,724	2,143
Total Supply - 1990	12,070	298	609	747	17,974	279	3,896	293	3,290	1,928	25,160	39,456
- 1989	13,715	122	1,136	899	21,395	218	3,408	312	3,126	2,565	27,929	44,331
Absorptions - Current Month	973	12	84	60	974	0	101	75	35	219	1,110	2,314
- 3 Month Average	857	12	56	64	1,019	0	316	46	213	166	1,548	2,583
- 12 Month Average	1,215	13	90	69	947	0	243	45	182	204	1,372	2,804

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	521	76	15	16	3,097	0	268	12	523	43	3,888	4,528
STARTS - Current Month	107	8	0	0	0	0	8	0	0	0	8	123
- Year-To-Date 1990	576	30	0	23	2,042	6	949	22	484	51	3,475	4,132
- Year-To-Date 1989	989	64	116	128	4,348	120	233	58	985	422	5,566	7,041
Under Construction - 1990	1,171	42	54	96	8,204	6	1,169	22	1,325	178	10,698	12,089
- 1989	1,255	56	78	186	10,758	120	1,152	58	1,992	442	13,902	15,655
COMPLETIONS - Current Month	131	12	0	0	765	0	10	0	0	0	775	918
- Year-To-Date 1990	872	40	12	11	3,091	0	1,498	40	991	63	5,580	6,555
- Year-To-Date 1989	1,190	60	74	0	5,421	0	444	19	1,203	93	7,068	8,411
Completed & Not Absorbed - 1990	57	10	29	3	239	0	296	0	0	32	535	634
- 1989	5	2	45	0	770	0	0	0	0	45	770	822
Total Supply - 1990	1,749	128	98	115	11,540	6	1,733	34	1,848	253	15,121	17,251
- 1989	1,777	78	145	226	13,200	122	1,426	84	2,284	577	16,910	19,342
Absorptions - Current Month	132	10	2	2	790	0	88	0	0	4	878	1,024
- 3 Month Average	143	4	4	8	385	0	311	13	134	25	830	1,002
- 12 Month Average	143	8	8	13	491	0	141	16	146	37	778	966
TORONTO CITY												
Pending Starts	43	45	8	0	1,616	0	109	12	242	20	1,967	2,075
STARTS - Current Month	7	2	0	0	0	0	8	0	0	0	8	17
- Year-To-Date 1990	44	4	0	0	351	6	31	14	137	20	519	587
- Year-To-Date 1989	41	24	105	0	603	0	229	40	447	145	1,279	1,489
Under Construction - 1990	73	4	54	6	2,287	6	243	14	458	80	2,988	3,145
- 1989	47	22	67	0	3,142	0	722	40	829	107	4,693	4,869
COMPLETIONS - Current Month	15	8	0	0	477	0	10	0	0	0	487	510
- Year-To-Date 1990	60	22	0	0	1,516	0	246	40	385	40	2,147	2,269
- Year-To-Date 1989	68	36	60	0	1,913	0	44	0	650	60	2,607	2,771
Completed & Not Absorbed - 1990	4	6	26	0	89	0	148	0	0	26	237	273
- 1989	0	1	42	0	83	0	0	0	0	42	83	126
Total Supply - 1990	120	55	88	6	3,992	6	500	26	700	126	5,192	5,493
- 1989	98	33	119	6	3,604	2	826	58	1,121	185	5,551	5,867
Absorptions - Current Month	12	6	2	0	547	0	44	0	0	2	591	611
- 3 Month Average	11	2	4	0	216	0	34	13	79	17	329	359
- 12 Month Average	8	3	6	0	138	0	41	3	56	9	235	255
EAST YORK												
Pending Starts	12	3	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	26	0	0	0	44	0	0	0	0	0	44	70
- Year-To-Date 1989	7	0	0	0	376	0	0	0	0	0	376	383
Under Construction - 1990	25	0	0	0	589	0	0	0	0	0	589	614
- 1989	6	0	0	0	376	0	0	0	0	0	376	382
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	35	0	0	0	50	0	0	0	0	0	50	85
- Year-To-Date 1989	24	2	0	0	35	0	0	0	0	0	35	61
Completed & Not Absorbed - 1990	1	0	0	0	3	0	0	0	0	0	3	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	38	3	0	0	592	0	0	0	0	0	592	633
- 1989	8	0	0	0	545	0	0	0	0	0	545	553
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	7	0	0	0	16	0	0	0	0	0	16	23
- 12 Month Average	3	0	0	0	4	0	0	0	0	0	4	7

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	192	6	0	0	552	0	0	0	0	0	552	750
STARTS - Current Month	34	2	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1990	224	4	0	0	510	0	768	0	119	0	1,397	1,625
- Year-To-Date 1989	48	8	0	33	695	0	3	18	0	51	698	805
Under Construction - 1990	253	6	0	33	1,154	0	776	0	119	33	2,049	2,341
- 1989	76	8	0	33	1,150	0	3	18	110	51	1,263	1,398
COMPLETIONS - Current Month	14	2	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	76	2	0	0	0	0	458	0	110	0	568	646
- Year-To-Date 1989	198	4	0	0	1,097	0	398	19	153	19	1,648	1,869
Completed & Not Absorbed - 1990	2	0	0	0	0	0	9	0	0	0	9	11
- 1989	0	0	0	0	113	0	0	0	0	0	113	113
Total Supply - 1990	447	12	0	33	1,706	0	785	0	119	33	2,610	3,102
- 1989	94	8	0	33	1,391	0	113	18	110	51	1,614	1,767
Absorptions - Current Month	13	2	0	0	0	0	1	0	0	0	1	16
- 3 Month Average	9	0	0	0	0	0	73	0	0	0	73	82
- 12 Month Average	15	1	0	0	17	0	37	3	22	3	76	95
NORTH YORK												
Pending Starts	161	0	0	0	0	0	0	0	202	0	202	363
STARTS - Current Month	38	2	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1990	166	4	0	23	271	0	0	0	0	23	271	464
- Year-To-Date 1989	300	0	11	11	293	0	0	0	232	22	525	847
Under Construction - 1990	423	4	0	23	472	0	0	0	68	23	540	990
- 1989	425	0	11	11	1,629	0	0	0	405	22	2,034	2,481
COMPLETIONS - Current Month	42	0	0	0	35	0	0	0	0	0	35	77
- Year-To-Date 1990	267	0	12	11	466	0	0	0	254	23	720	1,010
- Year-To-Date 1989	258	0	0	0	1,913	0	0	0	40	0	1,953	2,211
Completed & Not Absorbed - 1990	15	0	3	2	84	0	0	0	0	5	84	104
- 1989	0	0	0	0	383	0	0	0	0	0	383	383
Total Supply - 1990	599	4	3	25	556	0	0	0	270	28	826	1,457
- 1989	537	0	23	11	2,012	0	0	0	405	34	2,417	2,988
Absorptions - Current Month	46	0	0	2	38	0	0	0	0	2	38	86
- 3 Month Average	45	0	0	2	119	0	0	0	55	2	174	221
- 12 Month Average	43	0	2	1	148	0	0	0	28	3	176	222
SCARBOROUGH												
Pending Starts	94	2	7	16	929	0	156	0	79	23	1,164	1,283
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	94	4	0	0	866	0	150	0	228	0	1,244	1,342
- Year-To-Date 1989	532	0	0	84	1,973	120	0	0	112	204	2,085	2,821
Under Construction - 1990	370	4	0	34	3,233	0	150	0	340	34	3,723	4,131
- 1989	645	4	0	142	4,053	120	426	0	454	262	4,933	5,844
COMPLETIONS - Current Month	52	0	0	0	253	0	0	0	0	0	253	305
- Year-To-Date 1990	404	8	0	0	1,059	0	794	0	48	0	1,901	2,313
- Year-To-Date 1989	617	0	14	0	336	0	0	0	150	14	486	1,117
Completed & Not Absorbed - 1990	35	3	0	1	63	0	139	0	0	1	202	241
- 1989	5	0	3	0	191	0	0	0	0	3	191	199
Total Supply - 1990	499	9	7	51	4,225	0	445	0	419	58	5,089	5,655
- 1989	979	6	3	176	4,979	120	486	0	454	299	5,919	7,203
Absorptions - Current Month	52	0	0	0	205	0	43	0	0	0	248	300
- 3 Month Average	66	1	0	6	34	0	204	0	0	6	238	311
- 12 Month Average	67	1	0	12	184	0	63	10	24	22	271	361

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	19	20	0	0	0	0	3	0	0	0	3	42
STARTS - Current Month	6	2	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	22	14	0	0	0	0	0	8	0	8	0	44
- Year-To-Date 1989	61	32	0	0	408	0	1	0	194	0	603	696
Under Construction - 1990	27	24	0	0	469	0	0	8	340	8	809	868
- 1989	56	22	0	0	408	0	1	0	194	0	603	681
COMPLETIONS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	30	8	0	0	0	0	0	0	194	0	194	232
- Year-To-Date 1989	25	18	0	0	127	0	2	0	210	0	339	382
Completed & Not Absorbed - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	46	45	0	0	469	0	3	8	340	8	812	911
- 1989	61	31	0	0	669	0	1	8	194	8	864	964
Absorptions - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	5	1	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	7	3	0	0	0	0	0	0	16	0	16	26
YORK REGION												
Pending Starts	837	0	81	53	312	35	131	0	150	169	593	1,599
STARTS - Current Month	212	0	0	26	0	0	0	0	0	26	0	238
- Year-To-Date 1990	1,285	0	23	26	579	0	214	102	124	151	917	2,353
- Year-To-Date 1989	4,057	6	36	16	720	0	3	104	35	156	758	4,977
Under Construction - 1990	2,734	2	23	102	2,052	23	214	76	474	224	2,740	5,700
- 1989	4,877	12	32	63	1,630	0	0	111	35	206	1,665	6,760
COMPLETIONS - Current Month	414	0	0	0	108	0	0	15	35	15	143	572
- Year-To-Date 1990	2,266	12	28	16	922	0	0	133	35	177	957	3,412
- Year-To-Date 1989	3,471	36	25	204	1,126	3	0	57	156	289	1,282	5,078
Completed & Not Absorbed - 1990	487	6	0	1	104	0	0	0	0	1	104	592
- 1989	36	0	11	37	95	2	0	0	0	50	95	181
Total Supply - 1990	4,058	8	104	156	2,468	58	345	76	624	394	3,437	7,897
- 1989	5,226	12	43	122	2,217	2	0	216	75	383	2,292	7,913
Absorptions - Current Month	438	0	6	1	102	0	0	15	35	22	137	592
- 3 Month Average	263	0	6	0	160	0	0	33	0	39	160	462
- 12 Month Average	458	1	7	10	117	0	0	17	0	34	117	610
AURORA												
Pending Starts	32	0	0	0	50	0	0	0	0	0	50	82
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	64	0	0	0	0	0	0	0	0	0	0	64
- Year-To-Date 1989	242	0	0	0	0	0	3	0	0	0	3	245
Under Construction - 1990	169	0	0	0	21	0	0	0	0	0	21	190
- 1989	248	0	0	0	0	0	0	7	0	7	0	255
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	149	0	0	0	0	0	0	0	0	0	0	149
- Year-To-Date 1989	119	0	0	98	154	3	0	16	0	117	154	399
Completed & Not Absorbed - 1990	60	0	0	0	0	0	0	0	0	0	0	60
- 1989	4	0	0	37	0	2	0	0	0	39	0	43
Total Supply - 1990	261	0	0	0	71	0	0	0	0	0	71	332
- 1989	304	0	0	37	0	2	0	7	0	46	0	350
Absorptions - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	26	0	0	6	1	0	0	1	0	7	1	34

JUNE 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1989	68	0	0	0	0	0	0	0	0	0	0	68
Under Construction - 1990	28	0	0	0	0	0	0	0	0	0	0	28
- 1989	88	0	0	0	0	0	0	0	0	0	0	88
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1989	86	0	0	0	0	0	0	0	0	0	0	86
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	35	0	0	0	0	0	0	0	0	0	0	35
- 1989	101	0	0	0	0	0	0	0	0	0	0	101
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
GEORGINA TOWNSHIP												
Pending Starts	20	0	0	5	4	0	0	0	0	5	4	29
STARTS - Current Month	83	0	0	0	0	0	0	0	0	0	0	83
- Year-To-Date 1990	167	0	0	0	36	0	0	0	0	0	36	203
- Year-To-Date 1989	512	6	36	16	0	0	0	64	35	116	35	669
Under Construction - 1990	178	0	0	0	36	0	0	0	0	0	36	214
- 1989	477	12	32	16	0	0	0	64	35	112	35	636
COMPLETIONS - Current Month	267	0	0	0	50	0	0	8	35	8	85	360
- Year-To-Date 1990	498	12	6	16	50	0	0	28	35	50	85	645
- Year-To-Date 1989	339	36	4	48	0	0	0	41	60	93	60	528
Completed & Not Absorbed - 1990	21	6	0	1	1	0	0	0	0	1	1	29
- 1989	0	0	2	0	8	0	0	0	0	2	8	10
Total Supply - 1990	219	6	0	6	41	0	0	0	0	6	41	272
- 1989	540	12	34	16	8	0	0	64	35	114	43	709
Absorptions - Current Month	264	0	5	1	49	0	0	8	35	14	84	362
- 3 Month Average	56	0	2	0	0	0	0	0	0	2	0	58
- 12 Month Average	64	1	3	1	2	0	0	5	0	9	2	76
KING												
Pending Starts	20	0	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1989	103	0	0	0	0	0	0	0	0	0	0	103
Under Construction - 1990	50	0	0	0	0	0	0	0	0	0	0	50
- 1989	112	0	0	0	0	0	0	0	0	0	0	112
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1989	122	0	0	0	0	0	0	0	0	0	0	122
Completed & Not Absorbed - 1990	6	0	0	0	0	0	0	0	0	0	0	6
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	76	0	0	0	0	0	0	0	0	0	0	76
- 1989	170	0	0	0	0	0	0	0	0	0	0	170
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	201	0	0	0	0	0	0	0	150	0	150	351
STARTS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	267	0	0	0	341	0	0	0	0	0	341	608
- Year-To-Date 1989	704	0	0	0	311	0	0	0	0	0	311	1,015
Under Construction - 1990	581	0	0	0	840	0	0	0	0	0	840	1,421
- 1989	1,027	0	0	0	311	0	0	0	0	0	311	1,338
COMPLETIONS - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	292	0	0	0	384	0	0	0	0	0	384	676
- Year-To-Date 1989	924	0	0	0	0	0	0	0	96	0	96	1,020
Completed & Not Absorbed - 1990	44	0	0	0	10	0	0	0	0	0	10	54
- 1989	20	0	0	0	0	0	0	0	0	0	0	20
Total Supply - 1990	826	0	0	0	850	0	0	0	150	0	1,000	1,826
- 1989	1,050	0	0	0	311	0	0	0	0	0	311	1,361
Absorptions - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- 3 Month Average	45	0	0	0	125	0	0	0	0	0	125	170
- 12 Month Average	89	0	0	0	31	0	0	0	0	0	31	120
NEWMARKET												
Pending Starts	204	0	0	48	0	35	131	0	0	83	131	418
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	436	0	0	0	0	0	0	23	0	23	0	459
- Year-To-Date 1989	426	0	0	0	0	0	0	40	0	40	0	466
Under Construction - 1990	742	0	0	8	0	23	0	0	0	31	0	773
- 1989	416	0	0	0	0	0	0	40	0	40	0	456
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	286	0	0	0	0	0	0	0	0	0	0	286
- Year-To-Date 1989	217	0	0	0	126	0	0	0	0	0	126	343
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	947	0	0	56	0	58	131	0	0	114	131	1,192
- 1989	449	0	0	0	0	0	0	40	40	40	40	529
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	46	0	0	0	0	0	0	3	0	3	0	49
RICHMOND HILL												
Pending Starts	115	0	31	0	0	0	0	0	0	31	0	146
STARTS - Current Month	36	0	0	13	0	0	0	0	0	13	0	49
- Year-To-Date 1990	109	0	0	13	0	0	214	79	124	92	338	539
- Year-To-Date 1989	1,020	0	0	0	409	0	0	0	0	0	409	1,429
Under Construction - 1990	338	2	0	53	143	0	214	76	474	129	831	1,300
- 1989	1,158	0	0	19	1,041	0	0	0	0	19	1,041	2,218
COMPLETIONS - Current Month	14	0	0	0	58	0	0	7	0	7	58	79
- Year-To-Date 1990	363	0	22	0	488	0	0	105	0	127	488	978
- Year-To-Date 1989	827	0	21	58	846	0	0	0	0	79	846	1,752
Completed & Not Absorbed - 1990	161	0	0	0	88	0	0	0	0	0	88	249
- 1989	9	0	6	0	87	0	0	0	0	6	87	102
Total Supply - 1990	614	2	31	53	231	0	214	76	474	160	919	1,695
- 1989	1,221	0	6	41	1,376	0	0	105	0	152	1,376	2,749
Absorptions - Current Month	34	0	1	0	52	0	0	7	0	8	52	94
- 3 Month Average	43	0	2	0	35	0	0	33	0	35	35	113
- 12 Month Average	100	0	2	3	77	0	0	8	0	13	77	190

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	225	0	50	0	258	0	0	0	0	50	258	533
STARTS - Current Month	20	0	0	13	0	0	0	0	0	13	0	33
- Year-To-Date 1990	187	0	23	13	202	0	0	0	0	36	202	425
- Year-To-Date 1989	868	0	0	0	0	0	0	0	0	0	0	868
Under Construction - 1990	607	0	23	41	1,012	0	0	0	0	64	1,012	1,683
- 1989	1,225	0	0	28	278	0	0	0	0	28	278	1,531
COMPLETIONS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	511	0	0	0	0	0	0	0	0	0	0	511
- Year-To-Date 1989	795	0	0	0	0	0	0	0	0	0	0	795
Completed & Not Absorbed - 1990	190	0	0	0	5	0	0	0	0	0	5	195
- 1989	2	0	3	0	0	0	0	0	0	3	0	5
Total Supply - 1990	1,022	0	73	41	1,275	0	0	0	0	114	1,275	2,411
- 1989	1,260	0	3	28	522	0	0	0	0	31	522	1,813
Absorptions - Current Month	61	0	0	0	1	0	0	0	0	0	1	62
- 3 Month Average	57	0	0	0	0	0	0	0	0	0	0	57
- 12 Month Average	97	0	0	0	6	0	0	0	0	0	6	103
WHITCHURCH-STOUFFVILLE												
Pending Starts	16	0	0	0	0	0	0	0	0	0	0	16
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	114	0	0	0	0	0	0	0	0	0	0	114
Under Construction - 1990	41	0	0	0	0	0	0	0	0	0	0	41
- 1989	126	0	0	0	0	0	0	0	0	0	0	126
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	68	0	0	0	0	0	0	0	0	0	0	68
- Year-To-Date 1989	42	0	0	0	0	0	0	0	0	0	0	42
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	58	0	0	0	0	0	0	0	0	0	0	58
- 1989	131	0	0	0	0	0	0	0	0	0	0	131
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	12	0	2	0	0	0	0	0	0	2	0	14
- 12 Month Average	12	0	2	0	0	0	0	0	0	2	0	14
PEEL REGION												
Pending Starts	1,552	48	16	80	0	0	0	72	176	168	176	1,944
STARTS - Current Month	110	2	59	28	0	0	0	0	77	87	77	276
- Year-To-Date 1990	985	6	248	54	200	0	229	0	459	302	888	2,181
- Year-To-Date 1989	2,493	0	323	166	2,703	0	158	0	101	489	2,962	5,944
Under Construction - 1990	2,336	18	253	54	2,453	0	1,243	0	592	307	4,288	6,949
- 1989	3,390	0	513	184	4,185	0	1,630	0	519	697	6,334	10,421
COMPLETIONS - Current Month	216	4	35	0	0	0	0	60	0	95	0	315
- Year-To-Date 1990	1,376	28	56	64	1,553	0	0	60	418	180	1,971	3,555
- Year-To-Date 1989	2,664	12	218	229	1,831	15	289	0	224	462	2,344	5,482
Completed & Not Absorbed - 1990	245	12	24	28	405	0	333	0	0	52	738	1,047
- 1989	68	0	81	33	654	0	37	0	0	114	691	873
Total Supply - 1990	4,133	78	293	162	2,858	0	1,576	72	768	527	5,202	9,940
- 1989	3,820	0	630	249	4,972	0	1,777	0	727	879	7,476	12,175
Absorptions - Current Month	218	2	34	1	0	0	0	60	0	95	0	315
- 3 Month Average	196	4	33	25	402	0	2	0	79	58	483	741
- 12 Month Average	325	1	50	23	271	0	81	3	35	76	387	789

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	673	0	16	0	0	0	0	0	0	16	0	689
STARTS - Current Month	15	0	12	28	0	0	0	0	0	40	0	55
- Year-To-Date 1990	440	0	160	54	0	0	229	0	100	214	329	983
- Year-To-Date 1989	1,188	0	165	0	292	0	0	0	101	165	393	1,746
Under Construction - 1990	671	0	136	54	146	0	229	0	100	190	475	1,336
- 1989	1,669	0	218	0	692	0	0	0	101	218	793	2,680
COMPLETIONS - Current Month	67	0	35	0	0	0	0	60	0	95	0	162
- Year-To-Date 1990	593	0	40	0	236	0	0	60	0	100	236	929
- Year-To-Date 1989	891	10	211	0	516	0	114	0	103	211	733	1,845
Completed & Not Absorbed - 1990	114	0	5	0	37	0	0	0	0	5	37	156
- 1989	27	0	75	0	216	0	15	0	0	75	231	333
Total Supply - 1990	1,458	0	157	54	183	0	229	0	100	211	512	2,181
- 1989	1,913	0	329	32	1,041	0	15	0	101	361	1,157	3,431
Absorptions - Current Month	61	0	30	0	0	0	0	60	0	90	0	151
- 3 Month Average	68	0	26	0	67	0	2	0	0	26	69	163
- 12 Month Average	149	0	27	0	62	0	10	3	0	30	72	251
CALEDON												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	85	0	0	0	0	0	0	0	0	0	0	85
- Year-To-Date 1989	125	0	0	0	0	0	0	0	0	0	0	125
Under Construction - 1990	157	0	0	0	0	0	0	0	0	0	0	157
- 1989	173	0	0	0	0	0	0	0	0	0	0	173
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	85	0	0	0	0	0	0	0	0	0	0	85
- Year-To-Date 1989	154	0	0	0	0	0	0	0	0	0	0	154
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	170	0	0	0	0	0	0	0	0	0	0	170
- 1989	173	0	0	0	0	0	0	0	0	0	0	173
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
MISSISSAUGA												
Pending Starts	866	48	0	80	0	0	0	72	176	152	176	1,242
STARTS - Current Month	72	2	47	0	0	0	0	0	77	47	77	198
- Year-To-Date 1990	460	6	88	0	200	0	0	0	359	88	559	1,113
- Year-To-Date 1989	1,180	0	158	166	2,411	0	158	0	0	324	2,569	4,073
Under Construction - 1990	1,508	18	117	0	2,307	0	1,014	0	492	117	3,813	5,456
- 1989	1,548	0	295	184	3,493	0	1,630	0	418	479	5,541	7,568
COMPLETIONS - Current Month	142	4	0	0	0	0	0	0	0	0	0	146
- Year-To-Date 1990	698	28	16	64	1,317	0	0	0	418	80	1,735	2,541
- Year-To-Date 1989	1,619	2	7	229	1,315	15	175	0	121	251	1,611	3,483
Completed & Not Absorbed - 1990	131	12	19	28	368	0	333	0	0	47	701	891
- 1989	41	0	6	33	438	0	22	0	0	39	460	540
Total Supply - 1990	2,505	78	136	108	2,675	0	1,347	72	668	316	4,690	7,589
- 1989	1,734	0	301	217	3,931	0	1,762	0	626	518	6,319	8,571
Absorptions - Current Month	150	2	4	1	0	0	0	0	0	5	0	157
- 3 Month Average	110	4	7	25	335	0	0	0	79	32	414	560
- 12 Month Average	159	1	23	23	209	0	71	0	35	46	315	521

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	210	4	6	125	132	0	0	0	0	131	132	477
STARTS - Current Month	89	0	3	15	0	0	0	0	0	18	0	107
- Year-To-Date 1990	423	6	38	88	500	215	0	0	0	341	500	1,270
- Year-To-Date 1989	1,105	8	183	182	136	0	66	12	14	377	216	1,706
Under Construction - 1990	778	6	67	148	547	215	0	0	50	430	597	1,811
- 1989	1,345	8	173	237	818	0	66	12	14	422	898	2,673
COMPLETIONS - Current Month	141	0	29	51	107	0	0	0	0	80	107	328
- Year-To-Date 1990	1,046	16	47	275	225	57	60	12	14	391	299	1,752
- Year-To-Date 1989	844	4	207	173	371	0	8	0	0	380	379	1,607
Completed & Not Absorbed - 1990	229	3	2	60	42	0	21	0	0	62	63	357
- 1989	91	2	42	58	61	0	13	0	0	100	74	267
Total Supply - 1990	1,217	13	75	333	721	215	21	0	50	623	792	2,645
- 1989	1,492	10	261	295	879	0	79	12	40	568	998	3,068
Absorptions - Current Month	113	0	46	59	109	0	13	0	0	105	122	340
- 3 Month Average	162	4	12	47	14	0	1	0	0	59	15	240
- 12 Month Average	161	1	21	42	59	0	5	6	1	69	65	296
BURLINGTON												
Pending Starts	43	4	6	0	0	0	0	0	0	6	0	53
STARTS - Current Month	30	0	3	9	0	0	0	0	0	12	0	42
- Year-To-Date 1990	230	4	21	64	0	0	0	0	0	85	0	319
- Year-To-Date 1989	238	8	0	112	52	0	0	0	0	112	52	410
Under Construction - 1990	164	4	22	70	62	0	0	0	0	92	62	322
- 1989	207	8	12	153	349	0	0	0	0	165	349	729
COMPLETIONS - Current Month	15	0	3	3	107	0	0	0	0	6	107	128
- Year-To-Date 1990	308	12	6	121	107	57	0	0	0	184	107	611
- Year-To-Date 1989	357	0	48	115	226	0	0	0	0	163	226	746
Completed & Not Absorbed - 1990	41	0	2	26	15	0	0	0	0	28	15	84
- 1989	52	1	1	48	13	0	0	0	0	49	13	115
Total Supply - 1990	248	8	30	96	77	0	0	0	0	126	77	459
- 1989	259	9	13	201	362	0	0	0	0	214	362	844
Absorptions - Current Month	22	0	4	3	104	0	0	0	0	7	104	133
- 3 Month Average	59	3	0	27	1	0	0	0	0	27	1	90
- 12 Month Average	46	1	2	27	25	0	0	5	0	34	25	106
HALTON HILLS												
Pending Starts	8	0	0	33	0	0	0	0	0	33	0	41
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1989	102	0	0	0	84	0	40	0	0	0	124	226
Under Construction - 1990	91	0	0	0	0	0	0	0	0	0	0	91
- 1989	114	0	0	0	242	0	40	0	0	0	282	396
COMPLETIONS - Current Month	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1990	287	2	0	0	84	0	40	0	0	0	124	413
- Year-To-Date 1989	41	0	0	0	0	0	0	0	0	0	0	41
Completed & Not Absorbed - 1990	124	1	0	0	10	0	0	0	0	0	10	135
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	223	1	0	33	10	0	0	0	0	33	10	267
- 1989	114	0	0	0	242	0	40	0	0	0	282	396
Absorptions - Current Month	24	0	0	0	5	0	0	0	0	0	5	29
- 3 Month Average	26	0	0	0	7	0	0	0	0	0	7	33
- 12 Month Average	24	0	0	6	8	0	3	0	0	6	11	41

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	23	0	0	0	154	0	0	0	0	0	154	177
- Year-To-Date 1989	39	0	0	0	0	0	0	12	14	12	14	65
Under Construction - 1990	49	0	0	0	154	0	0	0	0	0	154	203
- 1989	67	0	0	0	0	0	0	12	14	12	14	93
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	16	0	0	0	0	0	0	12	14	12	14	42
- Year-To-Date 1989	41	0	0	0	0	0	8	0	0	0	8	49
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	51	0	0	0	154	0	0	0	0	0	154	205
- 1989	69	0	0	0	0	0	0	12	40	12	40	121
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	8	0	0	0	0	0	0	1	1	1	1	10
OAKVILLE												
Pending Starts	157	0	0	92	132	0	0	0	0	92	132	381
STARTS - Current Month	48	0	0	6	0	0	0	0	0	6	0	54
- Year-To-Date 1990	148	2	17	24	346	215	0	0	0	256	346	752
- Year-To-Date 1989	726	0	183	70	0	0	26	0	0	253	26	1,005
Under Construction - 1990	474	2	45	78	331	215	0	0	50	338	381	1,195
- 1989	957	0	161	84	227	0	26	0	0	245	253	1,455
COMPLETIONS - Current Month	67	0	26	48	0	0	0	0	0	74	0	141
- Year-To-Date 1990	435	2	41	154	34	0	20	0	0	195	54	686
- Year-To-Date 1989	405	4	159	58	145	0	0	0	0	217	145	771
Completed & Not Absorbed - 1990	64	2	0	34	17	0	21	0	0	34	38	138
- 1989	39	1	41	10	48	0	13	0	0	51	61	152
Total Supply - 1990	695	4	45	204	480	215	21	0	50	464	551	1,714
- 1989	1,050	1	248	94	275	0	39	0	0	342	314	1,707
Absorptions - Current Month	64	0	42	56	0	0	13	0	0	98	13	175
- 3 Month Average	75	1	12	20	6	0	1	0	0	32	7	115
- 12 Month Average	83	0	19	9	26	0	2	0	0	28	28	139
REST OF TORONTO CMA												
Pending Starts	147	36	0	0	0	0	0	0	0	0	0	183
STARTS - Current Month	67	4	0	43	0	0	0	0	0	43	0	114
- Year-To-Date 1990	661	32	69	43	183	0	8	0	0	112	191	996
- Year-To-Date 1989	1,116	12	0	53	0	55	6	0	0	108	6	1,242
Under Construction - 1990	967	38	69	75	459	0	215	111	0	255	674	1,934
- 1989	1,493	26	68	61	474	94	34	0	0	223	508	2,250
COMPLETIONS - Current Month	91	0	0	0	0	0	0	0	0	0	0	91
- Year-To-Date 1990	941	16	4	43	258	0	42	0	0	47	300	1,304
- Year-To-Date 1989	1,263	32	16	40	234	0	237	73	0	129	471	1,895
Completed & Not Absorbed - 1990	47	5	0	2	5	0	6	0	0	2	11	65
- 1989	3	3	2	0	15	0	92	0	0	2	107	115
Total Supply - 1990	1,161	79	69	77	464	0	221	111	0	257	685	2,182
- 1989	1,659	31	70	208	489	94	126	0	0	372	615	2,677
Absorptions - Current Month	94	0	0	0	77	0	0	0	0	0	77	171
- 3 Month Average	152	3	1	11	59	0	2	0	0	12	61	228
- 12 Month Average	174	3	6	8	34	0	16	8	0	22	50	249

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	2	34	0	0	0	0	0	0	0	0	0	36
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	24	10	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1989	126	4	0	0	0	0	0	0	0	0	0	130
Under Construction - 1990	42	6	0	0	0	0	0	0	0	0	0	48
- 1989	120	4	0	8	9	0	28	0	0	8	28	160
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	4	0	8	0	0	28	0	0	8	28	47
- Year-To-Date 1989	178	0	0	40	0	0	0	0	0	40	0	218
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	45	40	0	0	0	0	0	0	0	0	0	85
- 1989	121	4	0	8	0	0	28	0	0	8	28	161
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	1	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	14	1	0	1	0	0	2	0	0	1	2	18
ORANGEVILLE												
Pending Starts	2	34	0	0	0	0	0	0	0	0	0	36
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	4	10	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	114	4	0	0	0	0	0	0	0	0	0	118
Under Construction - 1990	19	6	0	0	0	0	0	0	0	0	0	25
- 1989	105	4	0	8	0	0	28	0	0	8	28	145
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	4	0	8	0	0	28	0	0	8	28	47
- Year-To-Date 1989	178	0	0	40	0	0	0	0	0	40	0	218
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	22	40	0	0	0	0	0	0	0	0	0	62
- 1989	106	4	0	8	0	0	28	0	0	8	28	146
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	1	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	13	1	0	1	0	0	2	0	0	1	2	17
MONO TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1989	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	23	0	0	0	0	0	0	0	0	0	0	23
- 1989	15	0	0	0	0	0	0	0	0	0	0	15
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1989	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	23	0	0	0	0	0	0	0	0	0	0	23
- 1989	15	0	0	0	0	0	0	0	0	0	0	15
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	435	37	0	0	0	0	1	0	0	0	1	473
STARTS - Current Month	183	8	17	0	0	38	15	0	0	55	15	261
- Year-To-Date 1990	1,336	42	110	0	341	38	155	0	38	148	534	2,060
- Year-To-Date 1989	2,324	32	0	130	0	55	46	10	191	195	237	2,788
Under Construction - 1990	2,252	54	110	32	968	38	276	111	38	291	1,282	3,879
- 1989	3,330	78	75	136	474	94	101	70	211	375	786	4,569
COMPLETIONS - Current Month	257	0	0	0	0	0	4	0	0	0	4	261
- Year-To-Date 1990	2,269	30	48	47	261	0	69	70	211	165	541	3,005
- Year-To-Date 1989	2,211	62	100	117	246	0	554	73	0	290	800	3,363
Completed & Not Absorbed - 1990	66	13	1	6	5	0	35	0	0	7	40	126
- 1989	14	4	40	21	15	0	134	0	0	61	149	228
Total Supply - 1990	2,753	104	111	38	973	38	312	111	38	298	1,323	4,478
- 1989	4,343	84	115	304	561	94	235	70	211	583	1,007	6,017
Absorptions - Current Month	259	0	5	0	77	0	10	0	0	5	87	351
- 3 Month Average	394	8	14	17	60	0	16	23	70	54	146	602
- 12 Month Average	400	7	14	19	35	0	34	14	18	47	87	541
OSHAWA CMA												
Pending Starts	282	37	0	0	0	0	1	0	0	0	1	320
STARTS - Current Month	93	4	17	0	0	38	15	0	0	55	15	167
- Year-To-Date 1990	748	20	41	0	158	38	153	0	38	79	349	1,196
- Year-To-Date 1989	1,402	24	0	77	0	0	46	10	191	87	237	1,750
Under Construction - 1990	1,285	22	41	0	509	38	59	0	38	79	606	1,992
- 1989	1,923	56	7	83	0	0	101	70	211	160	312	2,451
COMPLETIONS - Current Month	150	0	0	0	0	0	4	0	0	0	4	154
- Year-To-Date 1990	1,375	18	44	12	3	0	69	70	211	126	283	1,802
- Year-To-Date 1989	1,146	32	84	81	12	0	317	0	0	165	329	1,672
Completed & Not Absorbed - 1990	32	8	1	4	0	0	35	0	0	5	35	80
- 1989	12	2	38	21	0	0	42	0	0	59	42	115
Total Supply - 1990	1,599	67	42	4	509	38	95	0	38	84	642	2,392
- 1989	2,762	60	45	104	72	0	143	70	211	219	426	3,467
Absorptions - Current Month	145	0	5	0	0	0	10	0	0	5	10	160
- 3 Month Average	245	6	13	6	1	0	16	23	70	42	87	380
- 12 Month Average	239	5	8	12	1	0	21	6	18	26	40	310
AJAX												
Pending Starts	81	0	0	0	0	0	0	0	0	0	0	81
STARTS - Current Month	24	4	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1990	381	20	69	0	183	0	0	0	0	69	183	653
- Year-To-Date 1989	525	6	0	0	0	55	0	0	0	55	0	586
Under Construction - 1990	612	28	69	32	459	0	0	0	0	101	459	1,200
- 1989	643	22	4	0	0	94	0	0	0	98	0	763
COMPLETIONS - Current Month	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1990	433	8	4	17	0	0	0	0	0	21	0	462
- Year-To-Date 1989	202	26	0	0	0	0	156	0	0	0	156	384
Completed & Not Absorbed - 1990	12	4	0	2	0	0	0	0	0	2	0	18
- 1989	0	2	0	0	0	0	92	0	0	0	92	94
Total Supply - 1990	705	32	69	34	459	0	0	0	0	103	459	1,299
- 1989	748	24	4	32	0	94	92	0	0	130	92	994
Absorptions - Current Month	60	0	0	0	0	0	0	0	0	0	0	60
- 3 Month Average	80	1	1	5	0	0	0	0	0	6	0	87
- 12 Month Average	56	2	0	1	0	0	13	8	0	9	13	80

JUNE 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1989	33	0	0	0	0	0	0	0	0	0	0	33
Under Construction - 1990	63	0	0	0	0	0	0	0	0	0	0	63
- 1989	30	0	0	0	0	0	0	0	0	0	0	30
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1989	92	0	0	36	0	0	0	0	0	36	0	128
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	64	0	0	0	0	0	0	0	0	0	0	64
- 1989	30	0	0	0	0	0	0	0	0	0	0	30
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
NEWCASTLE												
Pending Starts	72	25	0	0	0	0	0	0	0	0	0	97
STARTS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	384	10	24	0	0	0	0	0	0	24	0	418
- Year-To-Date 1989	587	16	0	0	0	0	0	0	0	0	0	603
Under Construction - 1990	537	2	24	0	0	0	0	0	0	24	0	563
- 1989	556	20	0	6	0	0	0	0	0	6	0	582
COMPLETIONS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	610	10	44	0	0	0	14	0	0	44	14	678
- Year-To-Date 1989	392	10	0	19	0	0	121	0	0	19	121	542
Completed & Not Absorbed - 1990	3	2	1	1	0	0	8	0	0	2	8	15
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	612	29	25	1	0	0	8	0	0	26	8	675
- 1989	1,170	20	0	6	0	0	0	0	0	6	0	1,196
Absorptions - Current Month	53	0	5	0	0	0	6	0	0	5	6	64
- 3 Month Average	102	3	13	4	0	0	0	0	0	17	0	122
- 12 Month Average	107	2	3	2	1	0	2	0	0	5	3	117
OSHAWA CITY												
Pending Starts	12	12	0	0	0	0	1	0	0	0	1	25
STARTS - Current Month	25	2	0	0	0	0	15	0	0	0	15	42
- Year-To-Date 1990	77	8	0	0	14	0	153	0	38	0	205	290
- Year-To-Date 1989	401	8	0	0	0	0	46	10	191	10	237	656
Under Construction - 1990	155	18	0	0	82	0	59	0	38	0	179	352
- 1989	520	30	0	0	0	0	101	70	211	70	312	932
COMPLETIONS - Current Month	22	0	0	0	0	0	4	0	0	0	4	26
- Year-To-Date 1990	247	8	0	0	0	0	55	70	211	70	266	591
- Year-To-Date 1989	235	20	48	0	12	0	196	0	0	48	208	511
Completed & Not Absorbed - 1990	15	5	0	0	0	0	27	0	0	0	27	47
- 1989	9	1	8	0	0	0	42	0	0	8	42	60
Total Supply - 1990	182	35	0	0	82	0	87	0	38	0	207	424
- 1989	554	33	8	0	72	0	143	70	211	78	426	1,091
Absorptions - Current Month	22	0	0	0	0	0	4	0	0	0	4	26
- 3 Month Average	46	3	0	0	0	0	16	23	70	23	86	158
- 12 Month Average	49	2	1	0	0	0	19	6	18	7	37	95

APR 1990

	OWNERSHIP					RENTAL						
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.	GRAND TOTAL
PICKERING												
Pending Starts	49	0	0	0	0	0	0	0	0	0	0	49
STARTS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	132	2	0	0	0	0	0	0	0	0	0	134
- Year-To-Date 1989	235	0	0	0	0	0	0	0	0	0	0	235
Under Construction - 1990	197	4	0	0	0	0	215	111	0	111	215	527
- 1989	538	0	64	0	474	0	0	0	0	64	474	1,076
COMPLETIONS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	328	4	0	18	258	0	0	0	0	18	258	608
- Year-To-Date 1989	613	2	16	0	234	0	0	73	0	89	234	938
Completed & Not Absorbed - 1990	21	1	0	0	5	0	0	0	0	0	5	27
- 1989	1	0	2	0	15	0	0	0	0	2	15	18
Total Supply - 1990	267	5	0	0	5	0	215	111	0	111	220	603
- 1989	593	0	66	115	489	0	0	0	0	181	489	1,263
Absorptions - Current Month	28	0	0	0	77	0	0	0	0	0	77	105
- 3 Month Average	48	1	0	6	59	0	0	0	0	6	59	114
- 12 Month Average	71	0	6	2	34	0	0	0	0	8	34	113
SCUGOG												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	32	0	0	0	0	0	2	0	0	0	2	34
- Year-To-Date 1989	64	0	0	0	0	0	0	0	0	0	0	64
Under Construction - 1990	63	0	0	0	0	0	2	0	0	0	2	65
- 1989	113	0	0	0	0	0	0	0	0	0	0	113
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	97	0	0	0	0	0	0	0	0	0	0	97
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	82	0	0	0	0	0	2	0	0	0	2	84
- 1989	125	0	0	0	0	0	0	0	0	0	0	125
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
UXBRIDGE												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1989	65	2	0	53	0	0	0	0	0	53	0	120
Under Construction - 1990	32	0	0	0	0	0	0	0	0	0	0	32
- 1989	83	0	0	53	0	0	0	0	0	53	0	136
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	47	0	0	0	0	0	0	0	0	0	0	47
- Year-To-Date 1989	61	2	0	0	0	0	81	0	0	0	81	144
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	36	0	0	0	0	0	0	0	0	0	0	36
- 1989	85	0	0	53	0	0	0	0	0	53	0	138
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	12	0	0	4	0	0	0	0	0	4	0	16

JUNE 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	198	0	0	0	0	0	0	0	0	0	0	198
STARTS - Current Month	36	2	17	0	0	38	0	0	0	55	0	93
- Year-To-Date 1990	287	2	17	0	144	38	0	0	0	55	144	488
- Year-To-Date 1989	414	0	0	77	0	0	0	0	0	77	0	491
Under Construction - 1990	593	2	17	0	427	38	0	0	0	55	427	1,077
- 1989	847	6	7	77	0	0	0	0	0	84	0	937
COMPLETIONS - Current Month	75	0	0	0	0	0	0	0	0	0	0	75
- Year-To-Date 1990	518	0	0	12	3	0	0	0	0	12	3	533
- Year-To-Date 1989	519	2	36	62	0	0	0	0	0	98	0	619
Completed & Not Absorbed - 1990	14	1	0	3	0	0	0	0	0	3	0	18
- 1989	1	1	30	21	0	0	0	0	0	51	0	53
Total Supply - 1990	805	3	17	3	427	38	0	0	0	58	427	1,293
- 1989	1,038	7	37	98	0	0	0	0	0	135	0	1,180
Absorptions - Current Month	70	0	0	0	0	0	0	0	0	0	0	70
- 3 Month Average	97	0	0	2	1	0	0	0	0	2	1	100
- 12 Month Average	83	1	4	10	0	0	0	0	0	14	0	98
SIMCOE COUNTY												
Pending Starts	582	4	0	0	48	0	2	0	0	0	50	636
STARTS - Current Month	309	2	94	43	0	76	38	0	0	213	38	562
- Year-To-Date 1990	1,267	16	94	106	164	116	109	0	362	316	635	2,234
- Year-To-Date 1989	1,526	42	25	213	536	0	102	0	27	238	665	2,471
Under Construction - 1990	1,610	29	126	171	569	116	90	0	317	413	976	3,028
- 1989	1,560	57	31	220	412	0	194	0	27	251	633	2,501
COMPLETIONS - Current Month	240	12	4	4	17	0	18	0	0	8	35	295
- Year-To-Date 1990	1,322	46	4	107	337	6	71	0	0	117	408	1,893
- Year-To-Date 1989	1,253	26	14	105	311	8	228	0	170	127	709	2,115
Completed & Not Absorbed - 1990	211	6	4	14	16	0	207	0	0	18	223	458
- 1989	7	1	0	0	43	0	8	0	0	0	51	59
Total Supply - 1990	2,403	39	130	185	633	116	299	0	317	431	1,249	4,122
- 1989	1,794	60	31	220	455	0	209	0	27	251	691	2,796
Absorptions - Current Month	186	10	4	6	17	0	16	0	0	10	33	239
- 3 Month Average	197	5	0	26	14	0	15	0	0	26	29	257
- 12 Month Average	246	7	2	17	50	1	22	0	6	20	78	351
BARRIE CA												
Pending Starts	456	0	0	0	0	0	0	0	0	0	0	456
STARTS - Current Month	148	0	78	0	0	0	32	0	0	78	32	258
- Year-To-Date 1990	727	14	78	42	72	0	76	0	317	120	465	1,326
- Year-To-Date 1989	951	12	1	22	307	0	69	0	27	23	403	1,389
Under Construction - 1990	945	10	78	0	293	0	76	0	317	78	686	1,719
- 1989	1,036	12	7	0	167	0	176	0	27	7	370	1,425
COMPLETIONS - Current Month	161	6	0	0	17	0	4	0	0	0	21	188
- Year-To-Date 1990	794	24	0	42	256	6	25	0	0	48	281	1,147
- Year-To-Date 1989	734	0	14	52	156	8	106	0	170	74	432	1,240
Completed & Not Absorbed - 1990	199	6	4	14	16	0	201	0	0	18	217	440
- 1989	7	0	0	0	43	0	8	0	0	0	51	58
Total Supply - 1990	1,600	16	82	14	309	0	277	0	317	96	903	2,615
- 1989	1,200	12	7	0	210	0	188	0	27	7	425	1,644
Absorptions - Current Month	111	4	0	2	17	0	2	0	0	2	19	136
- 3 Month Average	127	4	0	9	14	0	8	0	0	9	22	162
- 12 Month Average	151	2	0	4	24	1	13	0	6	5	43	201

UNNE 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	402	0	0	0	0	0	0	0	0	0	0	402
STARTS - Current Month	101	0	78	0	0	0	32	0	0	78	32	211
- Year-To-Date 1990	587	14	78	42	72	0	76	0	317	120	465	1,186
- Year-To-Date 1989	507	12	1	22	307	0	69	0	27	23	403	945
Under Construction - 1990	555	10	78	0	293	0	76	0	317	78	686	1,329
- 1989	541	12	7	0	167	0	176	0	27	7	370	930
COMPLETIONS - Current Month	133	6	0	0	17	0	4	0	0	0	21	160
- Year-To-Date 1990	530	24	0	42	256	6	25	0	0	48	281	883
- Year-To-Date 1989	391	0	14	52	156	8	106	0	170	74	432	897
Completed & Not Absorbed - 1990	195	6	4	14	16	0	201	0	0	18	217	436
- 1989	6	0	0	0	43	0	8	0	0	0	51	57
Total Supply - 1990	1,152	16	82	14	309	0	277	0	317	96	903	2,167
- 1989	665	12	7	0	210	0	188	0	27	7	425	1,109
Absorptions - Current Month	83	4	0	2	17	0	2	0	0	2	19	108
- 3 Month Average	75	4	0	9	14	0	8	0	0	9	22	110
- 12 Month Average	81	2	0	4	24	1	13	0	6	5	43	131
INNISFIL												
Pending Starts	39	0	0	0	0	0	0	0	0	0	0	39
STARTS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	84	0	0	0	0	0	0	0	0	0	0	84
- Year-To-Date 1989	341	0	0	0	0	0	0	0	0	0	0	341
Under Construction - 1990	307	0	0	0	0	0	0	0	0	0	0	307
- 1989	386	0	0	0	0	0	0	0	0	0	0	386
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	204	0	0	0	0	0	0	0	0	0	0	204
- Year-To-Date 1989	285	0	0	0	0	0	0	0	0	0	0	285
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	350	0	0	0	0	0	0	0	0	0	0	350
- 1989	421	0	0	0	0	0	0	0	0	0	0	421
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	40	0	0	0	0	0	0	0	0	0	0	40
- 12 Month Average	59	0	0	0	0	0	0	0	0	0	0	59
VESPRA												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1989	103	0	0	0	0	0	0	0	0	0	0	103
Under Construction - 1990	83	0	0	0	0	0	0	0	0	0	0	83
- 1989	109	0	0	0	0	0	0	0	0	0	0	109
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1989	58	0	0	0	0	0	0	0	0	0	0	58
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	98	0	0	0	0	0	0	0	0	0	0	98
- 1989	114	0	0	0	0	0	0	0	0	0	0	114
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	11

JUNE 1990

OWNERSHIP					RENTAL						GRAND TOTAL	
Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.		
COLLINGWOOD CA												
Pending Starts	10	0	0	0	48	0	0	0	0	0	48	58
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	27	0	0	0	92	40	0	0	45	40	137	204
- Year-To-Date 1989	29	10	0	75	199	0	0	0	0	75	199	313
Under Construction - 1990	27	11	0	54	276	40	0	0	0	94	276	408
- 1989	30	25	0	92	227	0	0	0	0	92	227	374
COMPLETIONS - Current Month	15	6	0	4	0	0	0	0	0	4	0	25
- Year-To-Date 1990	41	8	0	15	63	0	0	0	0	15	63	127
- Year-To-Date 1989	17	22	0	49	92	0	0	0	0	49	92	180
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	37	11	0	54	324	40	0	0	0	94	324	466
- 1989	30	25	0	92	227	0	0	0	0	92	227	374
Absorptions - Current Month	15	6	0	4	0	0	0	0	0	4	0	25
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	1	0	7	23	0	0	0	0	7	23	38
MIDLAND CA												
Pending Starts	50	0	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	55	0	0	0	0	0	0	0	0	0	0	55
- Year-To-Date 1990	200	0	0	0	0	0	9	0	0	0	9	209
- Year-To-Date 1989	213	18	0	103	12	0	8	0	0	103	20	354
Under Construction - 1990	197	4	0	53	0	0	0	0	0	53	0	254
- 1989	178	18	0	115	0	0	4	0	0	115	4	315
COMPLETIONS - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	221	14	0	50	0	0	11	0	0	50	11	296
- Year-To-Date 1989	202	2	0	4	0	0	25	0	0	4	25	233
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	247	4	0	53	0	0	0	0	0	53	0	304
- 1989	198	18	0	115	0	0	6	0	0	115	6	337
Absorptions - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- 3 Month Average	23	1	0	17	0	0	3	0	0	17	3	44
- 12 Month Average	37	4	0	5	0	0	3	0	0	5	3	49
MIDLAND TOWN												
Pending Starts	14	0	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	35	0	0	0	0	0	9	0	0	0	9	44
- Year-To-Date 1989	42	6	0	103	0	0	8	0	0	103	8	159
Under Construction - 1990	35	0	0	53	0	0	0	0	0	53	0	88
- 1989	37	6	0	103	0	0	4	0	0	103	4	150
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	42	4	0	50	0	0	11	0	0	50	11	107
- Year-To-Date 1989	73	2	0	0	0	0	16	0	0	0	16	91
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	49	0	0	53	0	0	0	0	0	53	0	102
- 1989	40	6	0	103	0	0	6	0	0	103	6	155
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	2	0	0	17	0	0	3	0	0	17	3	22
- 12 Month Average	9	1	0	4	0	0	2	0	0	4	2	16

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	32	2	0	0	0	0	2	0	0	0	2	36
STARTS - Current Month	16	0	0	0	0	76	6	0	0	76	6	98
- Year-To-Date 1990	108	0	0	21	0	76	16	0	0	97	16	221
- Year-To-Date 1989	137	0	24	13	18	0	19	0	0	37	37	211
Under Construction - 1990	232	0	0	21	0	76	14	0	0	97	14	343
- 1989	170	0	24	13	18	0	8	0	0	37	26	233
COMPLETIONS - Current Month	16	0	0	0	0	0	14	0	0	0	14	30
- Year-To-Date 1990	130	0	0	0	18	0	21	0	0	0	39	169
- Year-To-Date 1989	58	0	0	0	63	0	44	0	0	0	107	165
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	264	2	0	21	0	76	16	0	0	97	16	379
- 1989	217	0	24	13	18	0	8	0	0	37	26	280
Absorptions - Current Month	16	0	0	0	0	0	14	0	0	0	14	30
- 3 Month Average	18	0	0	0	0	0	2	0	0	0	2	20
- 12 Month Average	23	0	2	1	3	0	1	0	0	3	4	30
REST OF SIMCOE COUNTY												
Pending Starts	34	2	0	0	0	0	0	0	0	0	0	36
STARTS - Current Month	88	2	16	43	0	0	0	0	0	59	0	149
- Year-To-Date 1990	205	2	16	43	0	0	8	0	0	59	8	274
- Year-To-Date 1989	196	2	0	0	0	0	6	0	0	0	6	204
Under Construction - 1990	209	4	48	43	0	0	0	0	0	91	0	304
- 1989	146	2	0	0	0	0	6	0	0	0	6	154
COMPLETIONS - Current Month	10	0	4	0	0	0	0	0	0	4	0	14
- Year-To-Date 1990	136	0	4	0	0	0	14	0	0	4	14	154
- Year-To-Date 1989	242	2	0	0	0	0	53	0	0	0	53	297
Completed & Not Absorbed - 1990	12	0	0	0	0	0	6	0	0	0	6	18
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	255	6	48	43	0	0	6	0	0	91	6	358
- 1989	149	5	0	0	0	0	7	0	0	0	7	161
Absorptions - Current Month	6	0	4	0	0	0	0	0	0	4	0	10
- 3 Month Average	24	0	0	0	0	0	2	0	0	0	2	26
- 12 Month Average	28	0	0	0	0	0	5	0	0	0	5	33
BRADFORD												
Pending Starts	4	2	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1989	49	0	0	0	0	0	6	0	0	0	6	55
Under Construction - 1990	5	0	0	0	0	0	0	0	0	0	0	5
- 1989	32	0	0	0	0	0	6	0	0	0	6	38
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	24	0	0	0	0	0	6	0	0	0	6	30
- Year-To-Date 1989	77	2	0	0	0	0	0	0	0	0	0	79
Completed & Not Absorbed - 1990	9	0	0	0	0	0	0	0	0	0	0	9
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	18	2	0	0	0	0	0	0	0	0	0	20
- 1989	35	3	0	0	0	0	6	0	0	0	6	44
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	4	0	0	0	0	0	1	0	0	0	1	5
- 12 Month Average	4	0	0	0	0	0	1	0	0	0	1	5

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	70	2	16	0	0	0	0	0	0	16	0	88
- Year-To-Date 1990	70	2	16	0	0	0	0	0	0	16	0	88
- Year-To-Date 1989	10	2	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	76	4	48	0	0	0	0	0	0	48	0	128
- 1989	10	2	0	0	0	0	0	0	0	0	0	12
COMPLETIONS - Current Month	1	0	4	0	0	0	0	0	0	4	0	5
- Year-To-Date 1990	2	0	4	0	0	0	0	0	0	4	0	6
- Year-To-Date 1989	20	0	0	0	0	0	53	0	0	0	53	73
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	93	4	48	0	0	0	0	0	0	48	0	145
- 1989	10	2	0	0	0	0	1	0	0	0	1	13
Absorptions - Current Month	1	0	4	0	0	0	0	0	0	4	0	5
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	2	0	0	0	0	0	4	0	0	0	4	6
MUSKOKA DISTRICT												
Pending Starts	127	4	0	0	0	0	14	0	0	0	14	145
STARTS - Current Month	83	4	6	0	0	0	8	0	0	6	8	101
- Year-To-Date 1990	154	22	15	43	18	9	24	0	0	67	42	285
- Year-To-Date 1989	179	14	13	34	77	0	43	0	0	47	120	360
Under Construction - 1990	227	6	59	99	79	9	18	0	0	167	97	497
- 1989	192	6	13	28	156	0	18	0	0	41	174	413
COMPLETIONS - Current Month	73	10	3	52	48	0	36	0	0	55	84	222
- Year-To-Date 1990	345	20	15	52	102	0	42	0	0	67	144	576
- Year-To-Date 1989	240	14	15	0	65	0	35	0	40	15	140	409
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	354	10	59	99	79	9	32	0	0	167	111	642
- 1989	249	6	13	28	160	0	18	0	0	41	178	474
Absorptions - Current Month	73	10	3	52	48	0	36	0	0	55	84	222
- 3 Month Average	35	3	4	0	18	0	0	0	0	4	18	60
- 12 Month Average	36	2	4	2	12	0	5	0	0	6	17	61
BRACEBRIDGE												
Pending Starts	46	4	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	43	4	0	0	0	0	4	0	0	0	4	51
- Year-To-Date 1990	65	22	3	27	0	0	4	0	0	30	4	121
- Year-To-Date 1989	78	14	13	0	0	0	15	0	0	13	15	120
Under Construction - 1990	87	6	47	27	0	0	4	0	0	74	4	171
- 1989	50	6	13	0	0	0	0	0	0	13	0	69
COMPLETIONS - Current Month	55	8	3	0	0	0	36	0	0	3	36	102
- Year-To-Date 1990	73	18	3	0	0	0	36	0	0	3	36	130
- Year-To-Date 1989	111	10	9	0	0	0	25	0	0	9	25	155
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	133	10	47	27	0	0	4	0	0	74	4	221
- 1989	76	6	13	0	0	0	0	0	0	13	0	95
Absorptions - Current Month	55	8	3	0	0	0	36	0	0	3	36	102
- 3 Month Average	6	3	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	9	2	2	0	0	0	2	0	0	2	2	15

JUNE 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	17	0	6	0	0	0	4	0	0	6	4	27
- Year-To-Date 1990	24	0	12	0	0	0	4	0	0	12	4	40
- Year-To-Date 1989	18	0	0	34	0	0	0	0	0	34	0	52
Under Construction - 1990	25	0	12	48	0	0	4	0	0	60	4	89
- 1989	25	0	0	28	0	0	0	0	0	28	0	53
COMPLETIONS - Current Month	11	2	0	26	0	0	0	0	0	26	0	39
- Year-To-Date 1990	37	2	12	26	0	0	0	0	0	38	0	77
- Year-To-Date 1989	22	4	6	0	4	0	0	0	0	6	4	36
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	35	0	12	48	0	0	4	0	0	60	4	99
- 1989	28	0	0	28	4	0	0	0	0	28	4	60
Absorptions - Current Month	11	2	0	26	0	0	0	0	0	26	0	39
- 3 Month Average	9	0	4	0	0	0	0	0	0	4	0	13
- 12 Month Average	6	0	2	2	0	0	0	0	0	4	0	10
HUNTSVILLE												
Pending Starts	71	0	0	0	0	0	14	0	0	0	14	85
STARTS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	65	0	0	16	18	9	16	0	0	25	34	124
- Year-To-Date 1989	83	0	0	0	77	0	28	0	0	0	105	188
Under Construction - 1990	115	0	0	24	79	9	10	0	0	33	89	237
- 1989	117	0	0	0	156	0	18	0	0	0	174	291
COMPLETIONS - Current Month	7	0	0	26	48	0	0	0	0	26	48	81
- Year-To-Date 1990	235	0	0	26	102	0	6	0	0	26	108	369
- Year-To-Date 1989	107	0	0	0	61	0	10	0	40	0	111	218
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	186	0	0	24	79	9	24	0	0	33	103	322
- 1989	145	0	0	0	156	0	18	0	0	0	174	319
Absorptions - Current Month	7	0	0	26	48	0	0	0	0	26	48	81
- 3 Month Average	20	0	0	0	18	0	0	0	0	0	18	38
- 12 Month Average	21	0	0	0	12	0	3	0	0	0	15	36
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	63	8	0	0	52	0	0	0	0	0	52	123
STARTS - Current Month	87	18	0	0	0	0	0	0	0	0	0	105
- Year-To-Date 1990	135	18	0	0	0	0	0	0	0	0	0	153
- Year-To-Date 1989	225	0	0	0	0	0	0	0	0	0	0	225
Under Construction - 1990	157	18	0	0	71	0	0	0	0	0	71	246
- 1989	237	0	0	0	0	0	0	0	0	0	0	237
COMPLETIONS - Current Month	58	0	0	0	0	0	0	0	0	0	0	58
- Year-To-Date 1990	176	4	0	0	0	0	0	0	0	0	0	180
- Year-To-Date 1989	136	0	0	18	0	0	0	0	0	18	0	154
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	220	26	0	0	123	0	0	0	0	0	123	369
- 1989	257	0	0	0	0	0	0	0	0	0	0	257
Absorptions - Current Month	58	0	0	0	0	0	0	0	0	0	0	58
- 3 Month Average	30	0	0	0	0	0	0	0	0	0	0	30
- 12 Month Average	35	0	0	1	0	0	0	0	0	1	0	36

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	43	8	0	0	52	0	0	0	0	0	52	103
STARTS - Current Month	39	18	0	0	0	0	0	0	0	0	0	57
- Year-To-Date 1990	81	18	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	122	0	0	0	0	0	0	0	0	0	0	122
Under Construction - 1990	91	18	0	0	71	0	0	0	0	0	71	180
- 1989	129	0	0	0	0	0	0	0	0	0	0	129
COMPLETIONS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	116	4	0	0	0	0	0	0	0	0	0	120
- Year-To-Date 1989	54	0	0	18	0	0	0	0	0	18	0	72
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	134	26	0	0	123	0	0	0	0	0	123	283
- 1989	144	0	0	0	0	0	0	0	0	0	0	144
Absorptions - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- 3 Month Average	21	0	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	19	0	0	1	0	0	0	0	0	1	0	20
REST OF VICTORIA/HALIBURTON												
Pending Starts	20	0	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1989	103	0	0	0	0	0	0	0	0	0	0	103
Under Construction - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	108	0	0	0	0	0	0	0	0	0	0	108
COMPLETIONS - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1990	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1989	82	0	0	0	0	0	0	0	0	0	0	82
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	86	0	0	0	0	0	0	0	0	0	0	86
- 1989	113	0	0	0	0	0	0	0	0	0	0	113
Absorptions - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	188	10	0	0	67	0	7	0	0	0	74	272
STARTS - Current Month	99	0	0	38	0	0	0	0	0	38	0	137
- Year-To-Date 1990	272	8	0	38	51	0	0	0	0	38	51	369
- Year-To-Date 1989	381	20	0	0	0	0	123	0	0	0	123	524
Under Construction - 1990	265	10	0	38	88	0	0	0	0	38	88	401
- 1989	371	20	0	72	37	0	141	0	0	72	178	641
COMPLETIONS - Current Month	58	0	0	0	0	0	0	0	0	0	0	58
- Year-To-Date 1990	324	8	0	72	36	0	60	0	0	72	96	500
- Year-To-Date 1989	372	8	24	0	78	0	19	126	0	150	97	627
Completed & Not Absorbed - 1990	51	1	0	12	3	0	4	0	0	12	7	71
- 1989	7	0	0	0	5	0	0	0	0	0	5	12
Total Supply - 1990	504	21	0	50	158	0	11	0	0	50	169	744
- 1989	401	24	0	72	42	0	213	0	0	72	255	752
Absorptions - Current Month	52	0	0	0	0	0	2	0	0	0	2	54
- 3 Month Average	42	2	0	3	7	0	8	0	0	3	15	62
- 12 Month Average	66	3	0	5	3	0	8	0	0	5	11	85

JUNE 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	161	10	0	0	67	0	7	0	0	0	74	245
STARTS - Current Month	70	0	0	38	0	0	0	0	0	38	0	108
- Year-To-Date 1990	184	8	0	38	51	0	0	0	0	38	51	281
- Year-To-Date 1989	219	20	0	0	0	0	123	0	0	0	123	362
Under Construction - 1990	156	10	0	38	88	0	0	0	0	38	88	292
- 1989	189	20	0	72	37	0	141	0	0	72	178	459
COMPLETIONS - Current Month	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	206	8	0	72	36	0	60	0	0	72	96	382
- Year-To-Date 1989	259	8	24	0	78	0	19	126	0	150	97	514
Completed & Not Absorbed - 1990	47	1	0	12	3	0	4	0	0	12	7	67
- 1989	5	0	0	0	5	0	0	0	0	0	5	10
Total Supply - 1990	364	21	0	50	158	0	11	0	0	50	169	604
- 1989	204	24	0	72	42	0	213	0	0	72	255	555
Absorptions - Current Month	37	0	0	0	0	0	2	0	0	0	2	39
- 3 Month Average	26	2	0	3	7	0	8	0	0	3	15	46
- 12 Month Average	39	3	0	5	3	0	8	0	0	5	11	58
NORTHUMBERLAND COUNTY												
Pending Starts	209	0	0	0	0	0	0	0	0	0	0	209
STARTS - Current Month	85	0	0	0	0	0	0	0	0	0	0	85
- Year-To-Date 1990	206	0	0	0	0	0	0	0	20	0	20	226
- Year-To-Date 1989	293	0	0	0	60	0	0	0	0	0	60	353
Under Construction - 1990	242	0	0	0	20	0	0	24	20	24	40	306
- 1989	293	2	0	0	60	0	14	0	0	0	74	369
COMPLETIONS - Current Month	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1990	359	0	0	0	10	0	50	0	0	0	60	419
- Year-To-Date 1989	175	0	0	0	17	0	9	0	0	0	26	201
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	455	0	0	0	20	0	0	24	20	24	40	519
- 1989	312	2	0	0	60	0	14	0	0	0	74	388
Absorptions - Current Month	69	0	0	0	0	0	0	0	0	0	0	69
- 3 Month Average	53	0	0	0	0	0	0	0	0	0	0	53
- 12 Month Average	70	0	0	0	2	0	10	0	0	0	12	82
COBOURG CA												
Pending Starts	165	0	0	0	0	0	0	0	0	0	0	165
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	32	0	0	0	0	0	0	0	20	0	20	52
- Year-To-Date 1989	54	0	0	0	60	0	0	0	0	0	60	114
Under Construction - 1990	29	0	0	0	20	0	0	24	20	24	40	93
- 1989	55	0	0	0	60	0	0	0	0	0	60	115
COMPLETIONS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	143	0	0	0	10	0	50	0	0	0	60	203
- Year-To-Date 1989	33	0	0	0	17	0	0	0	0	0	17	50
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	194	0	0	0	20	0	0	24	20	24	40	258
- 1989	63	0	0	0	60	0	0	0	0	0	60	123
Absorptions - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- 3 Month Average	23	0	0	0	0	0	0	0	0	0	0	23
- 12 Month Average	21	0	0	0	2	0	8	0	0	0	10	31

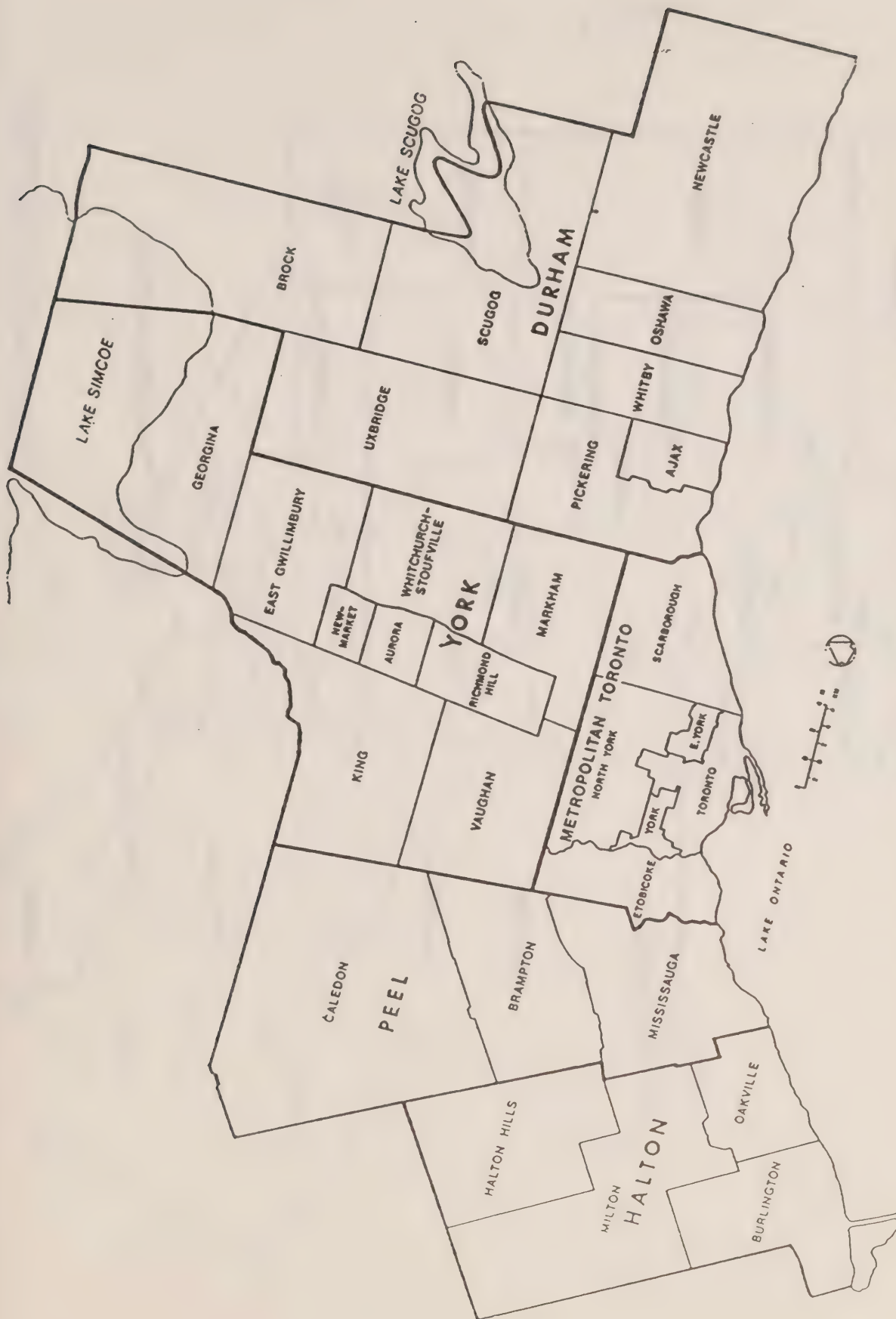
JUNE 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1989	90	0	0	0	0	0	0	0	0	0	0	90
Under Construction - 1990	52	0	0	0	0	0	0	0	0	0	0	52
- 1989	85	0	0	0	0	0	0	0	0	0	0	85
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1989	5	0	0	0	0	0	0	0	0	0	0	5
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	56	0	0	0	0	0	0	0	0	0	0	56
- 1989	85	0	0	0	0	0	0	0	0	0	0	85
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
PORT HOPE												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1989	46	0	0	0	0	0	0	0	0	0	0	46
Under Construction - 1990	12	0	0	0	0	0	0	0	0	0	0	12
- 1989	42	0	0	0	0	0	14	0	0	0	14	56
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1989	28	0	0	0	0	0	0	0	0	0	0	28
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	20	0	0	0	0	0	0	0	0	0	0	20
- 1989	44	0	0	0	0	0	14	0	0	0	14	58
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	15	0	0	0	0	0	1	0	0	0	1	16

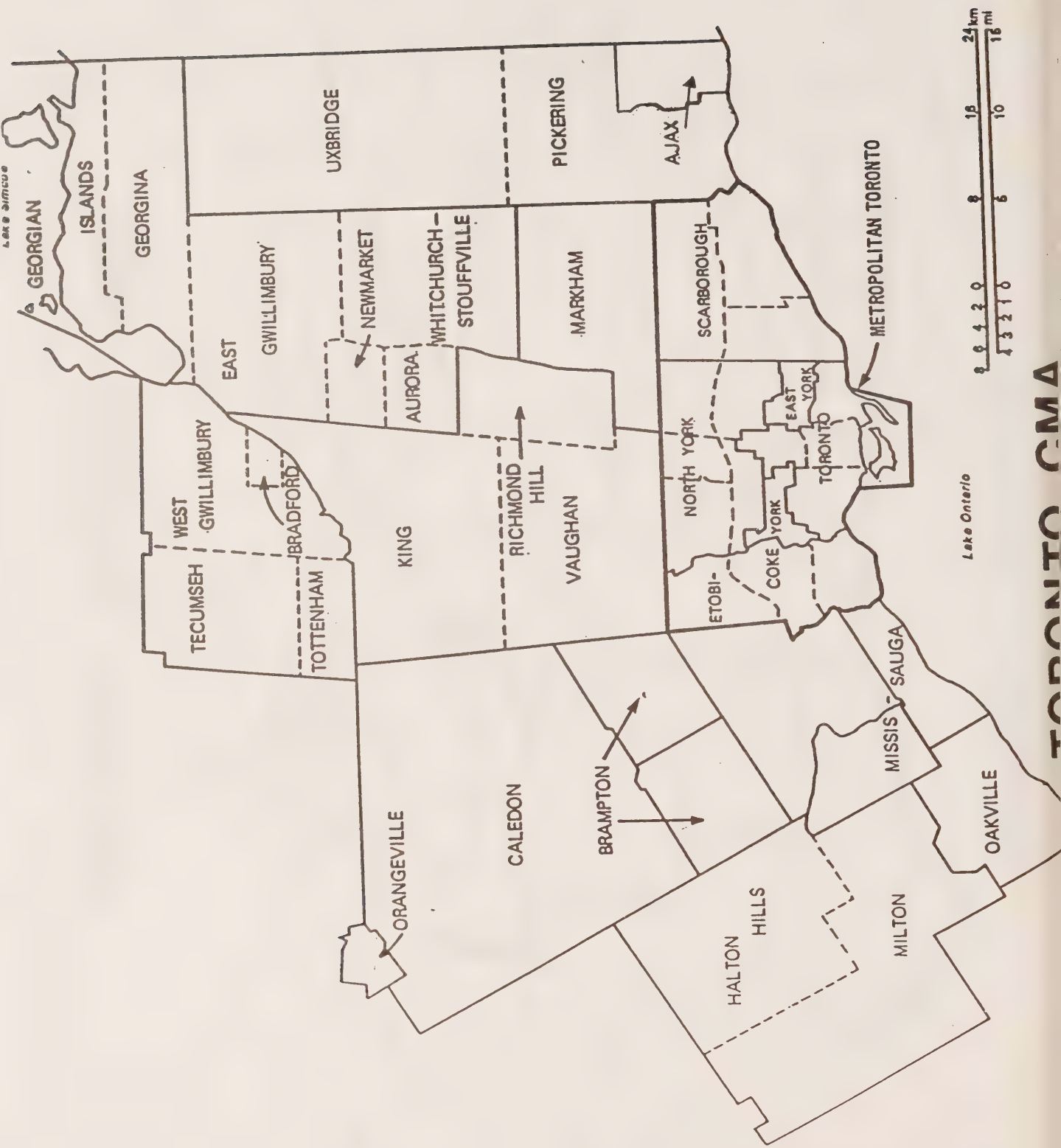
MAPS



TORONTO BRANCH



GREATER TORONTO AREA



CH
M450
L53

Local housing market report Jul 190

-----JULY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO FRANCH	2,291	1,194	-47.9%	1,712	1,752	2.3%	4,003	2,946	-26.4%
GREATER TORONTO AREA	1,814	748	-58.8%	1,454	1,677	15.3%	3,268	2,425	-25.8%
TORONTO CMA	1,334	646	-51.6%	1,379	1,683	22.0%	2,713	2,329	-14.2%
METRO TORONTO:	408	144	-64.7%	875	1,392	59.1%	1,283	1,536	19.7%
Toronto City	10	13	30.0%	823	439	-46.7%	833	452	-45.7%
East York	8	3	-62.5%	0	0	N/A	8	3	-62.5%
Etobicoke	18	77	327.8%	2	513	25550.0%	20	590	2850.0%
North York	87	42	-51.7%	12	438	3550.0%	99	480	384.8%
Scarborough	278	6	-97.8%	36	0	-100.0%	314	6	-98.1%
York City	7	3	-57.1%	2	2	.0%	9	5	-44.4%
YORK REGION:	224	216	-3.6%	270	94	-65.2%	494	310	-37.2%
Aurora	9	22	144.4%	21	0	-100.0%	30	22	-26.7%
East Gwillimbury	13	3	-76.9%	0	0	N/A	13	3	-76.9%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	0	N/A	0	0	N/A	0	0	N/A
King	0	7	N/A	0	0	N/A	0	7	N/A
Markham	89	95	6.7%	0	0	N/A	89	95	6.7%
Newmarket	51	31	-39.2%	86	67	-22.1%	137	98	-28.5%
Richmond Hill	13	15	15.4%	163	27	-83.4%	176	42	-76.1%
Vaughan	36	30	-16.7%	0	0	N/A	36	30	-16.7%
Whitchurch-Stouff.	13	13	.0%	0	0	N/A	13	13	.0%
PEEL REGION:	493	195	-60.4%	170	144	-15.3%	663	339	-48.9%
Brampton	180	57	-68.3%	0	0	N/A	180	57	-68.3%
Caledon	8	14	75.0%	0	0	N/A	8	14	75.0%
Mississauga	305	124	-59.3%	170	144	-15.3%	475	268	-43.6%
HALTON REGION:	163	27	-83.4%	139	35	-74.8%	302	62	-79.5%
Burlington **	39	4	-89.7%	75	2	-97.3%	114	6	-94.7%
Halton Hills	22	4	-81.8%	0	33	N/A	22	37	68.2%
Milton	15	2	-86.7%	0	0	N/A	15	2	-86.7%
Oakville	87	17	-80.5%	64	0	-100.0%	151	17	-88.7%
REST OF TORONTO CMA:	85	68	-20.0%	0	20	N/A	85	88	3.5%
Ajax	5	54	980.0%	0	0	N/A	5	54	980.0%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	5	2	-60.0%	0	2	N/A	5	4	-20.0%
Orangeville	0	0	N/A	0	18	N/A	0	18	N/A
Pickering	41	2	-95.1%	0	0	N/A	41	2	-95.1%
Tecumseth	0	1	N/A	0	0	N/A	0	1	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	20	6	-70.0%	0	0	N/A	20	6	-70.0%
West Gwillimbury	14	3	-78.6%	0	0	N/A	14	3	-78.6%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	526	166	-68.4%	0	12	N/A	526	178	-66.2%
OSHAWA CMA	441	97	-78.0%	0	12	N/A	441	109	-75.3%
Oshawa City	17	4	-76.5%	0	10	N/A	17	14	-17.6%
Newcastle	129	28	-78.3%	0	2	N/A	129	30	-76.7%
Whitby	295	65	-78.0%	0	0	N/A	295	65	-78.0%
REST OF DURHAM:	85	69	-18.8%	0	0	N/A	85	69	-18.8%
Ajax	5	54	980.0%	0	0	N/A	5	54	980.0%
Brock	19	7	-63.2%	0	0	N/A	19	7	-63.2%
Pickering	41	2	-95.1%	0	0	N/A	41	2	-95.1%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	20	6	-70.0%	0	0	N/A	20	6	-70.0%
SIMCOE COUNTY:	327	290	-11.3%	309	2	-99.4%	636	292	-54.1%
BARRIE CA:	197	219	11.2%	155	0	-100.0%	352	219	-37.8%
Barrie City	85	205	141.2%	155	0	-100.0%	240	205	-14.6%
Innisfil	106	8	-92.5%	0	0	N/A	106	8	-92.5%
Vespra	6	6	.0%	0	0	N/A	6	6	.0%
COLLINGWOOD CA:	26	3	-88.5%	138	0	-100.0%	164	3	-98.2%

** not part of the Toronto CMA

-----JULY HOUSING STARTS-----									
LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	52	41	-21.2%	12	0	-100.0%	64	41	-35.9%
Midland Town	2	11	450.0%	2	0	-100.0%	4	11	175.0%
Penetanguishene	19	3	-84.2%	8	0	-100.0%	27	3	-88.9%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tay Township	13	13	.0%	0	0	N/A	13	13	.0%
Tiny Township	12	7	-41.7%	0	0	N/A	12	7	-41.7%
Victoria Harbour	5	7	40.0%	2	0	-100.0%	7	7	.0%
ORILLIA CA:	33	21	-36.4%	4	0	-100.0%	37	21	-43.2%
Orillia City	33	14	-57.6%	4	0	-100.0%	37	14	-62.2%
Orillia Township	0	7	N/A	0	0	N/A	0	7	N/A
REST OF SIMCOE COUNTY:	19	6	-68.4%	0	2	N/A	19	8	-57.9%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	1	N/A	0	0	N/A	0	1	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	14	3	-78.6%	0	0	N/A	14	3	-78.6%
Bradford	5	2	-60.0%	0	2	N/A	5	4	-20.0%
MUSKOKA DISTRICT:	41	31	-24.4%	0	0	N/A	41	31	-24.4%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	41	31	-24.4%	0	0	N/A	41	31	-24.4%
VICTORIA/HALIBURTON:	14	21	50.0%	8	52	550.0%	22	73	231.8%
LINDSAY CA:	14	21	50.0%	8	52	550.0%	22	73	231.8%
Lindsay Town	13	20	53.8%	8	52	550.0%	21	72	242.9%
Ops Township	1	1	.0%	0	0	N/A	1	1	.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	77	31	-59.7%	16	23	43.8%	93	54	-41.9%
PETERBOROUGH CA:	77	31	-59.7%	16	23	43.8%	93	54	-41.9%
Peterborough City	35	13	-62.9%	16	23	43.8%	51	36	-29.4%
Dummer Township	4	9	125.0%	0	0	N/A	4	9	125.0%
Duoro Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Ennismore Township	18	3	-83.3%	0	0	N/A	18	3	-83.3%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	0	-100.0%	0	0	N/A	2	0	-100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	4	N/A	0	0	N/A	0	4	N/A
Smith Township	14	1	-92.9%	0	0	N/A	14	1	-92.9%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	57	77	35.1%	0	0	N/A	57	77	35.1%
COBOURG CA:	0	53	N/A	0	0	N/A	0	53	N/A
Cobourg	0	53	N/A	0	0	N/A	0	53	N/A
REST OF NORTHUMBERLAND:	57	24	-57.9%	0	0	N/A	57	24	-57.9%
Port Hope	4	3	-25.0%	0	0	N/A	4	3	-25.0%
Murray Township	14	13	-7.1%	0	0	N/A	14	13	-7.1%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	39	8	-79.5%	0	0	N/A	39	8	-79.5%

-----JANUARY-JULY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	15,710	7,625	-51.5%	14,357	10,287	-28.3%	30,067	17,912	-40.4%
GREATER TORONTO AREA	12,782	5,353	-58.1%	12,942	9,068	-29.9%	25,724	14,421	-43.9%
TORONTO CMA:	10,856	4,346	-60.0%	12,357	8,596	-30.4%	23,213	12,942	-44.2%
METRO TORONTO:	1,397	720	-48.5%	6,927	4,948	-28.6%	8,324	5,668	-31.9%
Toronto City	51	57	11.8%	2,271	982	-56.8%	2,322	1,039	-55.3%
East York	15	29	93.3%	376	44	-88.3%	391	73	-81.3%
Etobicoke	66	301	356.1%	759	1,914	152.2%	825	2,215	168.5%
North York	387	208	-46.3%	559	736	31.7%	946	944	-.2%
Scarborough	810	100	-87.7%	2,325	1,248	-46.3%	3,135	1,348	-57.0%
York City	68	25	-63.2%	637	24	-96.2%	705	49	-93.0%
YORK REGION:	4,281	1,501	-64.9%	1,190	1,162	-2.4%	5,471	2,663	-51.3%
Aurora	251	86	-65.7%	24	0	-100.0%	275	86	-68.7%
East Gwillimbury	81	25	-69.1%	0	0	N/A	81	25	-69.1%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	512	167	-67.4%	157	36	-77.1%	669	203	-69.7%
King	103	28	-72.8%	0	0	N/A	103	28	-72.8%
Markham	793	362	-54.4%	311	341	9.6%	1,104	703	-36.3%
Newmarket	477	467	-2.1%	126	90	-28.6%	603	557	-7.6%
Richmond Hill	1,033	124	-88.0%	572	457	-20.1%	1,605	581	-63.8%
Vaughan	904	217	-76.0%	0	238	N/A	904	455	-49.7%
Whitchurch-Stouff.	127	25	-80.3%	0	0	N/A	127	25	-80.3%
PEEL REGION:	2,986	1,180	-60.5%	3,621	1,340	-63.0%	6,607	2,520	-61.9%
Brampton	1,368	497	-63.7%	558	543	-2.7%	1,926	1,040	-46.0%
Caledon	133	99	-25.6%	0	0	N/A	133	99	-25.6%
Mississauga	1,485	584	-60.7%	3,063	797	-74.0%	4,548	1,381	-69.6%
HALTON REGION:	1,268	450	-64.5%	740	882	19.2%	2,008	1,332	-33.7%
Burlington **	277	234	-15.5%	247	91	-63.2%	524	325	-38.0%
Halton Hills	124	26	-79.0%	124	33	-73.4%	248	59	-76.2%
Milton	54	25	-53.7%	26	154	492.3%	80	179	123.8%
Oakville	813	165	-79.7%	343	604	76.1%	1,156	769	-33.5%
REST OF TORONTO CMA:	1,201	729	-39.3%	126	355	181.7%	1,327	1,084	-18.3%
Ajax	530	435	-17.9%	61	272	345.9%	591	707	19.6%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	54	6	-88.9%	6	2	-66.7%	60	8	-86.7%
Orangeville	114	4	-96.5%	4	28	600.0%	118	32	-72.9%
Pickering	276	134	-51.4%	0	2	N/A	276	136	-50.7%
Tecumseth	80	74	-7.5%	0	43	N/A	80	117	46.3%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	85	28	-67.1%	55	0	-100.0%	140	28	-80.0%
West Gwillimbury	39	47	20.5%	0	0	N/A	39	47	20.5%
Mono Township **	12	20	66.7%	0	0	N/A	12	20	66.7%
DURHAM REGION:	2,850	1,502	-47.3%	464	736	58.6%	3,314	2,238	-32.5%
OSHAWA CMA:	1,843	845	-54.2%	348	460	32.2%	2,191	1,305	-40.4%
Oshawa City	418	81	-80.6%	255	223	-12.5%	673	304	-54.8%
Newcastle	716	412	-42.5%	16	36	125.0%	732	448	-38.8%
Whitby	709	352	-50.4%	77	201	161.0%	786	553	-29.6%
REST OF DURHAM:	1,007	657	-34.8%	116	276	137.9%	1,123	933	-16.9%
Ajax	530	435	-17.9%	61	272	345.9%	591	707	19.6%
Brock	52	28	-46.2%	0	0	N/A	52	28	-46.2%
Pickering	276	134	-51.4%	0	2	N/A	276	136	-50.7%
Scugog	64	32	-50.0%	0	2	N/A	64	34	-46.9%
Uxbridge	85	28	-67.1%	55	0	-100.0%	140	28	-80.0%
SIMCOE COUNTY:	1,853	1,557	-16.0%	1,254	969	-22.7%	3,107	2,526	-18.7%
BARRIE CA:	1,148	946	-17.6%	593	599	1.0%	1,741	1,545	-11.3%
Barrie City	592	792	33.8%	593	599	1.0%	1,185	1,391	17.4%
Innisfil	447	92	-79.4%	0	0	N/A	447	92	-79.4%
Vespra	109	62	-43.1%	0	0	N/A	109	62	-43.1%
COLLINGWOOD CA:	55	30	-45.5%	422	177	-58.1%	477	207	-56.6%

** not part of the Toronto CMA

-----JANUARY-JULY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	265	241	-9.1%	153	9	-94.1%	418	250	-40.2%
Midland Town	44	46	4.5%	119	9	-92.4%	163	55	-66.3%
Penetanguishene	100	27	-73.0%	32	0	-100.0%	132	27	-79.5%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	5	5	.0%	0	0	N/A	5	5	.0%
Tay Township	55	42	-23.6%	0	0	N/A	55	42	-23.6%
Tiny Township	44	103	134.1%	0	0	N/A	44	103	134.1%
Victoria Harbour	17	18	5.9%	2	0	-100.0%	19	18	-5.3%
ORILLIA CA:	170	129	-24.1%	78	113	44.9%	248	242	-2.4%
Orillia City	67	46	-31.3%	78	113	44.9%	145	159	9.7%
Orillia Township	103	83	-19.4%	0	0	N/A	103	83	-19.4%
REST OF SIMCOE COUNTY:	215	211	-1.9%	8	71	787.5%	223	282	26.5%
Adjala	9	13	44.4%	0	0	N/A	9	13	44.4%
Alliston	10	70	600.0%	2	18	800.0%	12	88	633.3%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	80	74	-7.5%	0	43	N/A	80	117	46.3%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	39	47	20.5%	0	0	N/A	39	47	20.5%
Bradford	54	6	-88.9%	6	2	-66.7%	60	8	-86.7%
MUSKOKA COUNTY:	220	185	-15.9%	181	131	-27.6%	401	316	-21.2%
Bracebridge	78	65	-16.7%	42	56	33.3%	120	121	.8%
Gravenhurst	18	24	33.3%	34	16	-52.9%	52	40	-23.1%
Huntsville	124	96	-22.6%	105	59	-43.8%	229	155	-32.3%
VICTORIA/HALIBURTON:	239	156	-34.7%	8	70	775.0%	247	226	-8.5%
LINDSAY CA:	136	102	-25.0%	8	70	775.0%	144	172	19.4%
Lindsay Town	112	90	-19.6%	8	70	775.0%	120	160	33.3%
Ops Township	24	12	-50.0%	0	0	N/A	24	12	-50.0%
REST OF VICTORIA/HALIBURTON:	103	54	-47.6%	0	0	N/A	103	54	-47.6%
Penelon Township	38	25	-34.2%	0	0	N/A	38	25	-34.2%
Laxton Township	5	5	.0%	0	0	N/A	5	5	.0%
Mariposa Township	60	24	-60.0%	0	0	N/A	60	24	-60.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	543	325	-40.1%	159	120	-24.5%	702	445	-36.6%
PETERBOROUGH CA:	458	303	-33.8%	159	120	-24.5%	617	423	-31.4%
Peterborough City	254	197	-22.4%	159	120	-24.5%	413	317	-23.2%
Dummer Township	29	35	20.7%	0	0	N/A	29	35	20.7%
Duoro Township	18	8	-55.6%	0	0	N/A	18	8	-55.6%
Ennismore Township	45	26	-42.2%	0	0	N/A	45	26	-42.2%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	15	2	-86.7%	0	0	N/A	15	2	-86.7%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	29	11	-62.1%	0	0	N/A	29	11	-62.1%
Smith Township	63	24	-61.9%	0	0	N/A	63	24	-61.9%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	85	22	-74.1%	0	0	N/A	85	22	-74.1%
NORTHUMBERLAND COUNTY:	350	283	-19.1%	60	20	-66.7%	410	303	-26.1%
COBOURG CA:	54	85	57.4%	60	20	-66.7%	114	105	-7.9%
Cobourg	54	85	57.4%	60	20	-66.7%	114	105	-7.9%
REST OF NORTHUMBERLAND:	296	198	-33.1%	0	0	N/A	296	198	-33.1%
Port Hope	50	12	-76.0%	0	0	N/A	50	12	-76.0%
Murray Township	46	84	82.6%	0	0	N/A	46	84	82.6%
Brighton Township	20	24	20.0%	0	0	N/A	20	24	20.0%
Hope Township	16	12	-25.0%	0	0	N/A	16	12	-25.0%
Percy Township	35	14	-60.0%	0	0	N/A	35	14	-60.0%
Hamilton Township	129	52	-59.7%	0	0	N/A	129	52	-59.7%

JULY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MHC TORONTO BRANCH												
Pending Starts	4,496	206	91	282	2,757	26	577	10	890	409	4,224	9,335
STARTS - Current Month	1,194	26	27	33	1,379	19	122	34	112	113	1,613	2,946
- Year-To-Date 1990	7,625	170	534	347	5,274	426	1,802	135	1,599	1,442	8,675	17,912
- Year-To-Date 1989	15,710	202	735	869	9,596	183	1,055	289	1,428	2,076	12,079	30,067
Under Construction - 1990	11,623	167	634	568	14,839	386	3,117	156	2,920	1,744	20,876	34,410
- 1989	16,766	221	858	1,027	18,522	222	3,255	356	2,754	2,463	24,531	43,981
COMPLETIONS - Current Month	1,230	40	51	135	1,511	40	33	119	0	345	1,544	3,159
- Year-To-Date 1990	11,299	232	255	658	7,941	46	1,883	434	1,669	1,393	11,493	24,417
- Year-To-Date 1989	14,471	258	713	789	9,968	26	1,928	275	1,912	1,803	13,808	30,340
Completed & Not Absorbed - 1990	1,241	55	64	66	937	0	764	0	0	130	1,701	3,127
- 1989	186	9	203	75	1,936	0	356	0	0	278	2,292	2,765
Total Supply - 1990	17,360	428	789	916	18,533	412	4,458	166	3,810	2,283	26,801	46,872
- 1989	20,304	357	1,061	1,156	22,988	244	3,868	408	3,884	2,869	30,740	54,270
Absorptions - Current Month	1,298	36	45	167	1,373	40	165	119	0	371	1,538	3,243
- 3 Month Average	1,339	26	66	105	1,057	0	325	54	203	225	1,585	3,175
- 12 Month Average	1,863	29	105	116	986	1	291	56	192	278	1,469	3,639
GREATER TORONTO AREA												
Pending Starts	3,469	148	97	282	2,477	26	462	10	659	415	3,598	7,630
STARTS - Current Month	748	24	27	33	1,306	19	122	34	112	113	1,540	2,425
- Year-To-Date 1990	5,353	108	446	224	4,968	301	1,669	135	1,217	1,106	7,854	14,421
- Year-To-Date 1989	12,782	118	697	740	8,757	175	765	289	1,401	1,901	10,923	25,724
Under Construction - 1990	9,074	126	483	388	14,186	301	3,023	132	2,583	1,304	19,792	30,296
- 1989	14,140	138	826	832	17,958	214	2,974	356	2,727	2,228	23,659	40,165
COMPLETIONS - Current Month	942	20	51	77	1,326	0	19	119	0	247	1,345	2,554
- Year-To-Date 1990	8,771	146	242	490	7,378	57	1,646	434	1,669	1,223	10,693	20,833
- Year-To-Date 1989	12,249	198	708	815	9,701	18	1,581	149	1,702	1,690	12,984	27,121
Completed & Not Absorbed - 1990	1,007	40	62	99	914	0	607	0	0	161	1,521	2,729
- 1989	201	10	204	130	1,817	0	332	0	0	334	2,149	2,694
Total Supply - 1990	13,550	314	642	769	17,577	327	4,092	142	3,242	1,880	24,911	40,655
- 1989	17,301	269	1,030	1,016	22,295	236	3,450	408	3,857	2,690	29,602	49,862
Absorptions - Current Month	1,019	24	45	76	1,207	0	97	119	0	240	1,304	2,587
- 3 Month Average	1,043	15	65	65	1,045	0	288	54	203	184	1,536	2,778
- 12 Month Average	1,440	17	103	110	954	0	252	61	190	274	1,396	3,127
TORONTO CMA												
Pending Starts	3,039	112	91	282	2,465	26	459	10	659	409	3,583	7,143
STARTS - Current Month	646	30	27	33	1,306	19	122	34	112	113	1,540	2,329
- Year-To-Date 1990	4,346	100	384	203	4,810	263	1,522	135	1,179	985	7,511	12,942
- Year-To-Date 1989	10,856	90	697	531	8,650	175	725	279	1,210	1,682	10,585	23,213
Under Construction - 1990	7,693	114	420	410	13,633	263	2,962	132	2,545	1,225	19,140	28,172
- 1989	11,962	88	807	643	17,668	214	2,876	286	2,516	1,950	23,060	37,060
COMPLETIONS - Current Month	772	18	51	28	1,326	0	1	119	0	198	1,327	2,315
- Year-To-Date 1990	6,965	118	192	316	7,268	0	1,601	364	1,458	872	10,327	18,282
- Year-To-Date 1989	10,598	158	576	564	9,401	18	1,243	149	1,702	1,307	12,346	24,409
Completed & Not Absorbed - 1990	941	32	59	46	906	0	595	0	0	105	1,501	2,579
- 1989	142	5	188	63	1,804	0	292	0	0	251	2,096	2,494
Total Supply - 1990	11,673	258	570	738	17,004	289	4,016	142	3,204	1,739	24,224	37,894
- 1989	13,948	132	995	760	21,992	236	3,308	338	3,646	2,329	28,946	45,355
Absorptions - Current Month	855	22	45	50	1,200	0	62	119	0	214	1,262	2,353
- 3 Month Average	847	14	54	57	1,010	0	272	51	139	162	1,421	2,444
- 12 Month Average	1,174	12	93	77	920	0	241	50	172	220	1,333	2,739

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	434	66	13	16	2,021	8	328	0	413	37	2,762	3,299
STARTS - Current Month	144	8	0	0	1,258	0	122	4	0	4	1,380	1,536
- Year-To-Date 1990	720	38	0	23	3,300	6	1,071	26	484	55	4,855	5,668
- Year-To-Date 1989	1,397	72	155	162	5,122	120	238	58	1,000	495	6,360	8,324
Under Construction - 1990	1,182	46	54	96	8,697	6	1,290	18	1,325	174	11,312	12,714
- 1989	1,467	50	106	220	10,957	120	1,144	58	1,888	504	13,989	16,010
COMPLETIONS - Current Month	133	4	0	0	765	0	1	8	0	8	766	911
- Year-To-Date 1990	1,005	44	12	11	3,856	0	1,499	48	991	71	6,346	7,466
- Year-To-Date 1989	1,385	74	85	0	5,997	0	457	19	1,322	104	7,776	9,339
Completed & Not Absorbed - 1990	51	8	28	0	289	0	237	0	0	28	526	613
- 1989	8	2	43	0	1,043	0	7	0	0	43	1,050	1,103
Total Supply - 1990	1,667	120	95	112	11,007	14	1,855	18	1,738	239	14,600	16,626
- 1989	1,799	89	149	220	14,038	142	1,291	110	2,412	621	17,741	20,250
Absorptions - Current Month	139	6	1	3	715	0	60	8	0	12	775	932
- 3 Month Average	150	8	5	5	466	0	265	0	127	10	858	1,026
- 12 Month Average	143	7	8	13	517	0	148	15	133	36	798	984
TORONTO CITY												
Pending Starts	35	44	6	0	1,047	8	169	0	132	14	1,348	1,441
STARTS - Current Month	13	2	0	0	313	0	120	4	0	4	433	452
- Year-To-Date 1990	57	6	0	0	664	6	151	18	137	24	952	1,039
- Year-To-Date 1989	51	28	132	0	1,377	0	232	40	462	172	2,071	2,322
Under Construction - 1990	79	6	54	6	2,600	6	362	18	458	84	3,420	3,589
- 1989	50	22	83	0	3,875	0	713	40	725	123	5,313	5,508
COMPLETIONS - Current Month	7	0	0	0	0	0	1	0	0	0	1	8
- Year-To-Date 1990	67	22	0	0	1,516	0	247	40	385	40	2,148	2,277
- Year-To-Date 1989	75	40	71	0	1,954	0	56	0	769	71	2,779	2,965
Completed & Not Absorbed - 1990	4	4	25	0	89	0	113	0	0	25	202	235
- 1989	1	1	42	0	78	0	7	0	0	42	85	129
Total Supply - 1990	118	54	85	6	3,736	14	644	18	590	123	4,970	5,265
- 1989	105	35	125	0	4,462	22	790	58	1,109	205	6,361	6,706
Absorptions - Current Month	7	2	1	0	0	0	36	0	0	1	36	46
- 3 Month Average	13	4	5	0	270	0	45	0	72	5	387	409
- 12 Month Average	8	3	6	0	169	0	45	3	56	9	270	290
EAST YORK												
Pending Starts	15	2	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	29	0	0	0	44	0	0	0	0	0	44	73
- Year-To-Date 1989	15	0	0	0	376	0	0	0	0	0	376	391
Under Construction - 1990	24	0	0	0	433	0	0	0	0	0	433	457
- 1989	11	0	0	0	376	0	0	0	0	0	376	387
COMPLETIONS - Current Month	4	0	0	0	156	0	0	0	0	0	156	160
- Year-To-Date 1990	39	0	0	0	206	0	0	0	0	0	206	245
- Year-To-Date 1989	27	2	0	0	35	0	0	0	0	0	35	64
Completed & Not Absorbed - 1990	1	0	0	0	51	0	0	0	0	0	51	52
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	40	2	0	0	484	0	0	0	0	0	484	526
- 1989	17	1	0	0	545	0	0	0	0	0	545	563
Absorptions - Current Month	4	0	0	0	108	0	0	0	0	0	108	112
- 3 Month Average	8	0	0	0	16	0	0	0	0	0	16	24
- 12 Month Average	4	0	0	0	4	0	0	0	0	0	4	8

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	147	0	0	0	45	0	0	0	0	0	45	192
STARTS - Current Month	77	4	0	0	507	0	2	0	0	0	509	590
- Year-To-Date 1990	301	8	0	0	1,017	0	770	0	119	0	1,906	2,215
- Year-To-Date 1989	66	8	0	33	695	0	5	18	0	51	700	825
Under Construction - 1990	324	10	0	33	1,661	0	778	0	119	33	2,558	2,925
- 1989	75	4	0	33	1,151	0	5	18	110	51	1,266	1,396
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	82	2	0	0	0	0	458	0	110	0	568	652
- Year-To-Date 1989	217	8	0	0	1,097	0	398	19	153	19	1,648	1,892
Completed & Not Absorbed - 1990	2	0	0	0	0	0	9	0	0	0	9	11
- 1989	0	0	0	0	98	0	0	0	0	0	98	98
Total Supply - 1990	473	10	0	33	1,706	0	787	0	119	33	2,612	3,128
- 1989	89	4	0	33	1,249	0	5	18	110	51	1,364	1,508
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	10	1	0	0	0	0	2	0	0	0	2	13
- 12 Month Average	11	1	0	0	9	0	38	2	9	2	56	70
NORTH YORK												
Pending Starts	117	0	0	0	0	0	0	0	202	0	202	319
STARTS - Current Month	42	0	0	0	438	0	0	0	0	0	438	480
- Year-To-Date 1990	208	4	0	23	709	0	0	0	0	23	709	944
- Year-To-Date 1989	387	0	23	11	293	0	0	0	232	34	525	946
Under Construction - 1990	397	4	0	23	709	0	0	0	68	23	777	1,201
- 1989	465	0	23	11	1,629	0	0	0	405	34	2,034	2,533
COMPLETIONS - Current Month	68	0	0	0	201	0	0	0	0	0	201	269
- Year-To-Date 1990	335	0	12	11	667	0	0	0	254	23	921	1,279
- Year-To-Date 1989	305	0	0	0	1,913	0	0	0	40	0	1,953	2,258
Completed & Not Absorbed - 1990	14	0	3	0	88	0	0	0	0	3	88	105
- 1989	0	0	0	0	203	0	0	0	0	0	203	203
Total Supply - 1990	528	4	3	23	797	0	0	0	270	26	1,067	1,625
- 1989	561	0	23	11	1,832	0	0	0	405	34	2,237	2,832
Absorptions - Current Month	69	0	0	2	197	0	0	0	0	2	197	268
- 3 Month Average	44	0	0	3	112	0	0	0	55	3	167	214
- 12 Month Average	45	0	2	1	144	0	0	0	28	3	172	220
SCARBOROUGH												
Pending Starts	102	2	7	16	929	0	156	0	79	23	1,164	1,291
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	100	4	0	0	866	0	150	0	228	0	1,244	1,348
- Year-To-Date 1989	810	2	0	118	1,973	120	0	0	112	238	2,085	3,135
Under Construction - 1990	329	4	0	34	3,233	0	150	0	340	34	3,723	4,090
- 1989	824	2	0	176	3,518	120	426	0	454	296	4,398	5,520
COMPLETIONS - Current Month	47	0	0	0	0	0	0	0	0	0	0	47
- Year-To-Date 1990	451	8	0	0	1,059	0	794	0	48	0	1,901	2,360
- Year-To-Date 1989	715	4	14	0	871	0	0	0	150	14	1,021	1,754
Completed & Not Absorbed - 1990	30	3	0	0	61	0	115	0	0	0	176	209
- 1989	6	0	1	0	664	0	0	0	0	1	664	671
Total Supply - 1990	461	9	7	50	4,223	0	421	0	419	57	5,063	5,590
- 1989	964	12	1	176	5,281	120	496	34	454	331	6,231	7,538
Absorptions - Current Month	52	0	0	1	2	0	24	0	0	1	26	79
- 3 Month Average	72	1	0	2	68	0	218	0	0	2	286	361
- 12 Month Average	68	1	0	12	191	0	65	10	24	22	280	371

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	18	18	0	0	0	0	3	0	0	0	3	39
STARTS - Current Month	3	2	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	25	16	0	0	0	0	0	8	0	8	0	49
- Year-To-Date 1989	68	34	0	0	408	0	1	0	194	0	603	705
Under Construction - 1990	29	22	0	0	61	0	0	0	340	0	401	452
- 1989	42	22	0	0	408	0	0	0	194	0	602	666
COMPLETIONS - Current Month	1	4	0	0	408	0	0	8	0	8	408	421
- Year-To-Date 1990	31	12	0	0	408	0	0	8	194	8	602	653
- Year-To-Date 1989	46	20	0	0	127	0	3	0	210	0	340	406
Completed & Not Absorbed - 1990	0	1	0	0	0	0	0	0	0	0	0	1
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	47	41	0	0	61	0	3	0	340	0	404	492
- 1989	63	37	0	0	669	0	0	0	334	0	1,003	1,103
Absorptions - Current Month	1	4	0	0	408	0	0	8	0	8	408	421
- 3 Month Average	3	2	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	2	0	0	0	0	0	0	16	0	16	25
YORK REGION												
Pending Starts	851	0	46	94	312	18	131	0	150	158	593	1,602
STARTS - Current Month	216	0	27	0	48	19	0	0	0	46	48	310
- Year-To-Date 1990	1,501	0	50	26	627	42	214	79	124	197	965	2,663
- Year-To-Date 1989	4,281	6	36	16	741	0	147	209	35	261	923	5,471
Under Construction - 1990	2,679	2	50	74	1,936	42	214	84	466	250	2,616	5,547
- 1989	4,519	12	32	63	1,651	0	144	216	35	311	1,830	6,672
COMPLETIONS - Current Month	271	0	0	28	164	0	0	0	0	28	164	463
- Year-To-Date 1990	2,537	12	28	44	1,086	0	0	133	35	205	1,121	3,875
- Year-To-Date 1989	4,052	36	25	204	1,126	3	0	57	156	289	1,282	5,659
Completed & Not Absorbed - 1990	470	6	0	3	129	0	0	0	0	3	129	608
- 1989	26	0	11	0	84	0	0	0	0	11	84	121
Total Supply - 1990	4,000	8	96	171	2,377	60	345	84	616	411	3,338	7,757
- 1989	5,259	12	43	85	1,932	0	144	216	35	344	2,111	7,726
Absorptions - Current Month	288	0	0	26	139	0	0	0	0	26	139	453
- 3 Month Average	294	0	5	0	63	0	0	31	12	36	75	405
- 12 Month Average	434	1	7	16	115	0	0	18	3	41	118	594
AURORA												
Pending Starts	13	0	0	0	50	0	0	0	0	0	50	63
STARTS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	86	0	0	0	0	0	0	0	0	0	0	86
- Year-To-Date 1989	251	0	0	0	21	0	3	0	0	0	24	275
Under Construction - 1990	158	0	0	0	0	0	0	0	0	0	0	158
- 1989	170	0	0	0	21	0	0	7	0	7	21	198
COMPLETIONS - Current Month	33	0	0	0	21	0	0	0	0	0	21	54
- Year-To-Date 1990	182	0	0	0	21	0	0	0	0	0	21	203
- Year-To-Date 1989	206	0	0	98	154	3	0	16	0	117	154	477
Completed & Not Absorbed - 1990	63	0	0	0	5	0	0	0	0	0	5	68
- 1989	4	0	0	0	0	0	0	0	0	0	0	4
Total Supply - 1990	234	0	0	0	55	0	0	0	0	0	55	289
- 1989	182	0	0	0	21	0	0	7	0	7	21	210
Absorptions - Current Month	30	0	0	0	16	0	0	0	0	0	16	46
- 3 Month Average	21	0	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	25	0	0	3	0	0	0	1	0	4	0	29

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	106	0	0	0	0	0	0	0	150	0	150	256
STARTS - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1990	362	0	0	0	341	0	0	0	0	0	341	703
- Year-To-Date 1989	793	0	0	0	311	0	0	0	0	0	311	1,104
Under Construction - 1990	656	0	0	0	840	0	0	0	0	0	840	1,496
- 1989	922	0	0	0	311	0	0	0	0	0	311	1,233
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	312	0	0	0	384	0	0	0	0	0	384	696
- Year-To-Date 1989	1,118	0	0	0	0	0	0	0	96	0	96	1,214
Completed & Not Absorbed - 1990	37	0	0	0	10	0	0	0	0	0	10	47
- 1989	14	0	0	0	0	0	0	0	0	0	0	14
Total Supply - 1990	799	0	0	0	850	0	0	0	150	0	1,000	1,799
- 1989	1,065	0	0	0	312	0	0	0	0	0	312	1,377
Absorptions - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- 3 Month Average	48	0	0	0	0	0	0	0	0	0	0	48
- 12 Month Average	83	0	0	0	31	0	0	0	0	0	31	114
NEWMARKET												
Pending Starts	306	0	0	44	0	18	131	0	0	62	131	499
STARTS - Current Month	31	0	0	0	48	19	0	0	0	19	48	98
- Year-To-Date 1990	467	0	0	0	48	42	0	0	0	42	48	557
- Year-To-Date 1989	477	0	0	0	0	0	86	40	0	40	86	603
Under Construction - 1990	651	0	0	8	48	42	0	0	0	50	48	749
- 1989	435	0	0	0	0	0	86	40	0	40	86	561
COMPLETIONS - Current Month	122	0	0	0	0	0	0	0	0	0	0	122
- Year-To-Date 1990	408	0	0	0	0	0	0	0	0	0	0	408
- Year-To-Date 1989	249	0	0	0	126	0	0	0	0	0	126	375
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	959	0	0	52	48	60	131	0	0	112	179	1,250
- 1989	462	0	0	0	0	0	86	40	0	40	86	588
Absorptions - Current Month	121	0	0	0	0	0	0	0	0	0	0	121
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	43	0	0	0	0	0	0	3	0	3	0	46
RICHMOND HILL												
Pending Starts	108	0	4	0	0	0	0	0	0	4	0	112
STARTS - Current Month	15	0	27	0	0	0	0	0	0	27	0	42
- Year-To-Date 1990	124	0	27	13	0	0	214	79	124	119	338	581
- Year-To-Date 1989	1,033	0	0	0	409	0	58	105	0	105	467	1,605
Under Construction - 1990	334	2	27	53	0	0	214	84	466	164	680	1,180
- 1989	1,057	0	0	19	1,041	0	58	105	0	124	1,099	2,280
COMPLETIONS - Current Month	19	0	0	0	143	0	0	0	0	0	143	162
- Year-To-Date 1990	382	0	22	0	631	0	0	105	0	127	631	1,140
- Year-To-Date 1989	940	0	21	58	846	0	0	0	0	79	846	1,865
Completed & Not Absorbed - 1990	146	0	0	0	108	0	0	0	0	0	108	254
- 1989	6	0	6	0	80	0	0	0	0	6	80	92
Total Supply - 1990	588	2	31	53	108	0	214	84	466	168	788	1,546
- 1989	1,188	0	6	41	1,121	0	58	105	0	152	1,179	2,519
Absorptions - Current Month	34	0	0	0	123	0	0	0	0	0	123	157
- 3 Month Average	39	0	2	0	47	0	0	28	0	30	47	116
- 12 Month Average	90	0	2	12	73	0	0	9	0	23	73	186

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	274	0	37	50	258	0	0	0	0	87	258	619
STARTS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	217	0	23	13	202	0	0	0	0	36	202	455
- Year-To-Date 1989	904	0	0	0	0	0	0	0	0	0	0	904
Under Construction - 1990	577	0	23	13	1,012	0	0	0	0	36	1,012	1,625
- 1989	1,139	0	0	28	278	0	0	0	0	28	278	1,445
COMPLETIONS - Current Month	60	0	0	28	0	0	0	0	0	28	0	88
- Year-To-Date 1990	571	0	0	28	0	0	0	0	0	28	0	599
- Year-To-Date 1989	917	0	0	0	0	0	0	0	0	0	0	917
Completed & Not Absorbed - 1990	192	0	0	2	5	0	0	0	0	2	5	199
- 1989	2	0	3	0	0	0	0	0	0	3	0	5
Total Supply - 1990	1,043	0	60	65	1,275	0	0	0	0	125	1,275	2,443
- 1989	1,290	0	3	28	474	0	0	0	0	31	474	1,795
Absorptions - Current Month	58	0	0	26	0	0	0	0	0	26	0	84
- 3 Month Average	61	0	0	0	0	0	0	0	0	0	0	61
- 12 Month Average	85	0	0	0	6	0	0	0	0	0	6	91
WHITCHURCH-STOUFFVILLE												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1989	127	0	0	0	0	0	0	0	0	0	0	127
Under Construction - 1990	45	0	0	0	0	0	0	0	0	0	0	45
- 1989	128	0	0	0	0	0	0	0	0	0	0	128
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1989	53	0	0	0	0	0	0	0	0	0	0	53
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	48	0	0	0	0	0	0	0	0	0	0	48
- 1989	131	0	0	0	0	0	0	0	0	0	0	131
Absorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	11	0	1	0	0	0	0	0	0	1	0	12
- 12 Month Average	12	0	2	0	0	0	0	0	0	2	0	14
PEEL REGION												
Pending Starts	1,440	46	16	80	0	0	0	10	96	106	96	1,688
STARTS - Current Month	195	2	0	0	0	0	0	30	112	30	112	339
- Year-To-Date 1990	1,180	8	248	54	200	0	229	30	571	332	1,000	2,520
- Year-To-Date 1989	2,986	0	323	166	2,703	0	268	0	161	489	3,132	6,607
Under Construction - 1990	2,285	14	233	54	2,056	0	1,243	30	704	317	4,003	6,619
- 1989	3,408	0	473	184	4,117	0	1,494	0	579	657	6,190	10,255
COMPLETIONS - Current Month	245	6	20	0	397	0	0	0	0	20	397	668
- Year-To-Date 1990	1,621	34	76	64	1,950	0	0	60	418	200	2,368	4,223
- Year-To-Date 1989	3,139	12	258	229	1,899	15	535	0	224	502	2,658	6,311
Completed & Not Absorbed - 1990	214	10	28	25	456	0	333	0	0	53	789	1,066
- 1989	67	0	113	25	629	0	180	0	0	138	809	1,014
Total Supply - 1990	3,939	70	277	159	2,512	0	1,576	40	800	476	4,888	9,373
- 1989	3,964	0	586	209	4,746	0	1,674	0	1,020	795	7,440	12,199
Absorptions - Current Month	276	8	16	3	346	0	0	0	0	19	346	649
- 3 Month Average	201	3	25	16	392	0	0	20	0	61	392	657
- 12 Month Average	319	1	52	22	237	0	76	8	35	82	348	750

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	604	0	16	0	0	0	0	0	0	16	0	620
STARTS - Current Month	57	0	0	0	0	0	0	0	0	0	0	57
- Year-To-Date 1990	497	0	160	54	0	0	229	0	100	214	329	1,040
- Year-To-Date 1989	1,368	0	165	0	292	0	0	0	101	165	393	1,926
Under Construction - 1990	685	0	124	54	0	0	229	0	100	178	329	1,192
- 1989	1,593	0	178	0	692	0	0	0	101	178	793	2,564
COMPLETIONS - Current Month	42	0	12	0	146	0	0	0	0	12	146	200
- Year-To-Date 1990	635	0	52	0	382	0	0	60	0	112	382	1,129
- Year-To-Date 1989	1,147	10	251	0	516	0	114	0	103	251	733	2,141
Completed & Not Absorbed - 1990	78	0	6	0	87	0	0	0	0	6	87	171
- 1989	26	0	107	0	200	0	0	0	0	107	200	333
Total Supply - 1990	1,367	0	146	54	87	0	229	0	100	200	416	1,983
- 1989	1,947	0	285	0	892	0	0	0	201	285	1,093	3,325
Absorptions - Current Month	78	0	11	0	96	0	0	0	0	11	96	185
- 3 Month Average	62	0	21	0	67	0	0	20	0	41	67	170
- 12 Month Average	147	0	28	0	50	0	8	8	0	36	58	241
CALEDON												
Pending Starts	20	0	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	133	0	0	0	0	0	0	0	0	0	0	133
Under Construction - 1990	157	0	0	0	0	0	0	0	0	0	0	157
- 1989	154	0	0	0	0	0	0	0	0	0	0	154
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	181	0	0	0	0	0	0	0	0	0	0	181
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	177	0	0	0	0	0	0	0	0	0	0	177
- 1989	182	0	0	0	0	0	0	0	0	0	0	182
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
MISSISSAUGA												
Pending Starts	816	46	0	80	0	0	0	10	96	90	96	1,048
STARTS - Current Month	124	2	0	0	0	0	0	30	112	30	112	268
- Year-To-Date 1990	584	8	88	0	200	0	0	30	471	118	671	1,381
- Year-To-Date 1989	1,485	0	158	166	2,411	0	268	0	60	324	2,739	4,548
Under Construction - 1990	1,443	14	109	0	2,056	0	1,014	30	604	139	3,674	5,270
- 1989	1,661	0	295	184	3,425	0	1,494	0	478	479	5,397	7,537
COMPLETIONS - Current Month	189	6	8	0	251	0	0	0	0	8	251	454
- Year-To-Date 1990	887	34	24	64	1,568	0	0	0	418	88	1,986	2,995
- Year-To-Date 1989	1,811	2	7	229	1,383	15	421	0	121	251	1,925	3,989
Completed & Not Absorbed - 1990	136	10	22	25	369	0	333	0	0	47	702	895
- 1989	41	0	6	25	429	0	180	0	0	31	609	681
Total Supply - 1990	2,395	70	131	105	2,425	0	1,347	40	700	276	4,472	7,213
- 1989	1,835	0	301	209	3,854	0	1,674	0	819	510	6,347	8,692
Absorptions - Current Month	184	8	5	3	250	0	0	0	0	8	250	450
- 3 Month Average	124	3	4	16	325	0	0	0	0	20	325	472
- 12 Month Average	155	1	24	22	187	0	68	0	35	46	290	492

JULY 1990 -----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			

HALTON REGION												
Pending Starts	197	2	6	92	132	0	0	0	0	98	132	429
STARTS - Current Month	27	2	0	33	0	0	0	0	0	33	0	62
- Year-To-Date 1990	450	8	38	121	500	215	0	0	0	374	500	1,332
- Year-To-Date 1989	1,268	8	183	266	191	0	66	12	14	461	271	2,008
Under Construction - 1990	724	6	61	132	547	215	0	0	50	408	597	1,735
- 1989	1,348	8	140	262	759	0	112	12	14	414	885	2,655
COMPLETIONS - Current Month	79	2	6	49	0	0	0	0	0	55	0	136
- Year-To-Date 1990	1,125	18	53	324	225	57	60	12	14	446	299	1,888
- Year-To-Date 1989	1,004	4	240	232	433	0	14	0	0	472	447	1,927
Completed & Not Absorbed - 1990	217	3	5	68	35	0	21	0	0	73	56	349
- 1989	87	2	22	60	61	0	13	0	0	82	74	245
Total Supply - 1990	1,138	11	72	292	714	215	21	0	50	579	785	2,513
- 1989	1,545	10	162	322	820	0	125	12	64	496	1,009	3,060
Absorptions - Current Month	91	2	3	41	7	0	0	0	0	44	7	144
- 3 Month Average	147	2	19	36	40	0	5	0	0	55	45	249
- 12 Month Average	158	1	22	42	63	0	6	6	1	70	70	299

BURLINGTON												
Pending Starts	39	2	6	0	0	0	0	0	0	6	0	47
STARTS - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	234	6	21	64	0	0	0	0	0	85	0	325
- Year-To-Date 1989	277	8	0	132	107	0	0	0	0	132	107	524
Under Construction - 1990	108	6	22	21	62	0	0	0	0	43	62	219
- 1989	198	8	12	114	290	0	52	0	0	126	342	674
COMPLETIONS - Current Month	60	0	0	49	0	0	0	0	0	49	0	109
- Year-To-Date 1990	368	12	6	170	107	57	0	0	0	233	107	720
- Year-To-Date 1989	405	0	48	174	288	0	0	0	0	222	288	915
Completed & Not Absorbed - 1990	47	0	2	50	8	0	0	0	0	52	8	107
- 1989	49	1	1	55	13	0	0	0	0	56	13	119
Total Supply - 1990	194	8	30	71	70	0	0	0	0	101	70	373
- 1989	247	9	13	169	303	0	52	0	0	182	355	793
Absorptions - Current Month	54	0	0	25	7	0	0	0	0	25	7	86
- 3 Month Average	50	1	1	5	35	0	0	0	0	6	35	92
- 12 Month Average	45	1	2	24	34	0	0	5	0	31	34	111

HALTON HILLS												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	4	0	0	33	0	0	0	0	0	33	0	37
- Year-To-Date 1990	26	0	0	33	0	0	0	0	0	33	0	59
- Year-To-Date 1989	124	0	0	0	84	0	40	0	0	0	124	248
Under Construction - 1990	91	0	0	33	0	0	0	0	0	33	0	124
- 1989	87	0	0	0	242	0	40	0	0	0	282	369
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	291	2	0	0	84	0	40	0	0	0	124	417
- Year-To-Date 1989	90	0	0	0	0	0	0	0	0	0	0	90
Completed & Not Absorbed - 1990	112	1	0	0	10	0	0	0	0	0	10	123
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	207	1	0	33	10	0	0	0	0	33	10	251
- 1989	119	0	0	0	242	0	40	0	0	0	282	401
Absorptions - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- 3 Month Average	22	0	0	0	5	0	0	0	0	0	5	27
- 12 Month Average	26	0	0	5	8	0	3	0	0	5	11	42

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	25	0	0	0	154	0	0	0	0	0	154	179
- Year-To-Date 1989	54	0	0	0	0	0	0	12	14	12	14	80
Under Construction - 1990	50	0	0	0	154	0	0	0	0	0	154	204
- 1989	73	0	0	0	0	0	0	12	14	12	14	99
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	17	0	0	0	0	0	0	12	14	12	14	43
- Year-To-Date 1989	50	0	0	0	0	0	8	0	0	0	8	58
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	53	0	0	0	154	0	0	0	0	0	154	207
- 1989	77	0	0	0	0	0	0	12	14	12	14	103
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	6	0	0	0	0	0	0	1	1	1	1	8
OAKVILLE												
Pending Starts	151	0	0	92	132	0	0	0	0	92	132	375
STARTS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	165	2	17	24	346	215	0	0	0	256	346	769
- Year-To-Date 1989	813	0	183	134	0	0	26	0	0	317	26	1,156
Under Construction - 1990	475	0	39	78	331	215	0	0	50	332	381	1,188
- 1989	990	0	128	148	227	0	20	0	0	276	247	1,513
COMPLETIONS - Current Month	14	2	6	0	0	0	0	0	0	6	0	22
- Year-To-Date 1990	449	4	47	154	34	0	20	0	0	201	54	708
- Year-To-Date 1989	459	4	192	58	145	0	6	0	0	250	151	864
Completed & Not Absorbed - 1990	58	2	3	18	17	0	21	0	0	21	38	119
- 1989	38	1	21	5	48	0	13	0	0	26	61	126
Total Supply - 1990	684	2	42	188	480	215	21	0	50	445	551	1,682
- 1989	1,102	1	149	153	275	0	33	0	50	302	358	1,763
Absorptions - Current Month	20	2	3	16	0	0	0	0	0	19	0	41
- 3 Month Average	74	1	18	31	0	0	5	0	0	49	5	129
- 12 Month Average	81	0	20	13	21	0	3	0	0	33	24	138
REST OF TORONTO CMA												
Pending Starts	156	0	16	0	0	0	0	0	0	16	0	172
STARTS - Current Month	68	20	0	0	0	0	0	0	0	0	0	88
- Year-To-Date 1990	729	52	69	43	183	0	8	0	0	112	191	1,084
- Year-To-Date 1989	1,201	12	0	53	0	55	6	0	0	108	6	1,327
Under Construction - 1990	931	52	44	75	459	0	215	0	0	119	674	1,776
- 1989	1,418	26	68	28	474	94	34	0	0	190	508	2,142
COMPLETIONS - Current Month	104	6	25	0	0	0	0	111	0	136	0	246
- Year-To-Date 1990	1,045	22	29	43	258	0	42	111	0	183	300	1,550
- Year-To-Date 1989	1,423	32	16	73	234	0	237	73	0	162	471	2,088
Completed & Not Absorbed - 1990	36	5	0	0	5	0	4	0	0	0	9	50
- 1989	3	2	0	33	0	0	92	0	0	33	92	130
Total Supply - 1990	1,123	57	60	75	464	0	219	0	0	135	683	1,998
- 1989	1,628	30	68	93	759	94	126	0	115	255	1,000	2,913
Absorptions - Current Month	115	6	25	2	0	0	2	111	0	138	2	261
- 3 Month Average	105	2	1	5	84	0	2	0	0	6	86	199
- 12 Month Average	165	3	6	8	22	0	11	8	0	22	33	223

JULY 1990												
	OWNERSHIP					RENTAL						
	Single	Freehold	Row	Condominium	Apt.	Private	Assisted	Total	Total	GRAND		
				Row		Row	Row	Row	Apt.	Row	Apt.	TOTAL
DURHAM REGION												
Pending Starts	547	34	16	0	12	0	3	0	0	16	15	612
STARTS - Current Month	166	12	0	0	0	0	0	0	0	0	0	178
- Year-To-Date 1990	1,502	54	110	0	341	38	155	0	38	148	534	2,238
- Year-To-Date 1989	2,850	32	0	130	0	55	46	10	191	195	237	3,314
Under Construction - 1990	2,204	58	85	32	950	38	276	0	38	155	1,264	3,681
- 1989	3,398	68	75	103	474	94	80	70	211	342	765	4,573
COMPLETIONS - Current Month	214	8	25	0	0	0	18	111	0	136	18	376
- Year-To-Date 1990	2,483	38	73	47	261	0	87	181	211	301	559	3,381
- Year-To-Date 1989	2,669	72	100	150	246	0	575	73	0	323	821	3,885
Completed & Not Absorbed - 1990	55	13	1	3	5	0	16	0	0	4	21	93
- 1989	13	6	15	45	0	0	132	0	0	60	132	211
Total Supply - 1990	2,806	105	102	35	967	38	295	0	38	175	1,300	4,386
- 1989	4,734	158	90	180	759	94	216	70	326	434	1,301	6,627
Absorptions - Current Month	225	8	25	3	0	0	37	111	0	139	37	409
- 3 Month Average	251	2	11	8	84	0	18	3	64	22	166	441
- 12 Month Average	386	7	14	17	22	0	22	14	18	45	62	500
OSHAWA CMA												
Pending Starts	387	34	0	0	12	0	3	0	0	0	15	436
STARTS - Current Month	97	12	0	0	0	0	0	0	0	0	0	109
- Year-To-Date 1990	845	32	41	0	158	38	153	0	38	79	349	1,305
- Year-To-Date 1989	1,843	24	0	77	0	0	46	10	191	87	237	2,191
Under Construction - 1990	1,250	30	41	0	491	38	59	0	38	79	588	1,947
- 1989	2,071	46	7	83	0	0	80	70	211	160	291	2,568
COMPLETIONS - Current Month	132	4	0	0	0	0	18	0	0	0	18	154
- Year-To-Date 1990	1,507	22	44	12	3	0	87	70	211	126	301	1,956
- Year-To-Date 1989	1,439	42	84	81	12	0	338	0	0	165	350	1,996
Completed & Not Absorbed - 1990	32	8	1	3	0	0	16	0	0	4	16	60
- 1989	11	4	15	12	0	0	40	0	0	27	40	82
Total Supply - 1990	1,669	72	42	3	503	38	78	0	38	83	619	2,443
- 1989	3,146	134	22	95	0	0	124	70	211	187	335	3,802
Absorptions - Current Month	132	4	0	1	0	0	37	0	0	1	37	174
- 3 Month Average	153	1	10	3	0	0	18	3	64	16	82	252
- 12 Month Average	237	5	8	10	0	0	14	6	18	24	32	298
AJAX												
Pending Starts	81	0	0	0	0	0	0	0	0	0	0	81
STARTS - Current Month	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1990	435	20	69	0	183	0	0	0	0	69	183	707
- Year-To-Date 1989	530	6	0	0	0	55	0	0	0	55	0	591
Under Construction - 1990	603	28	44	32	459	0	0	0	0	76	459	1,166
- 1989	604	22	4	0	0	94	0	0	0	98	0	724
COMPLETIONS - Current Month	63	0	25	0	0	0	0	0	0	25	0	88
- Year-To-Date 1990	496	8	29	17	0	0	0	0	0	46	0	550
- Year-To-Date 1989	246	26	0	0	0	0	156	0	0	0	156	428
Completed & Not Absorbed - 1990	7	4	0	0	0	0	0	0	0	0	0	11
- 1989	0	2	0	0	0	0	92	0	0	0	92	94
Total Supply - 1990	691	32	44	32	459	0	0	0	0	76	459	1,258
- 1989	755	24	4	32	285	94	92	0	0	130	377	1,286
Absorptions - Current Month	68	0	25	2	0	0	0	0	0	27	0	95
- 3 Month Average	61	0	1	5	0	0	0	0	0	6	0	67
- 12 Month Average	59	2	0	1	0	0	8	8	0	9	8	78

JULY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ROCK												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	52	0	0	0	0	0	0	0	0	0	0	52
Under Construction - 1990	68	0	0	0	0	0	0	0	0	0	0	68
- 1989	43	0	0	0	0	0	0	0	0	0	0	43
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1989	98	0	0	36	0	0	0	0	0	36	0	134
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	69	0	0	0	0	0	0	0	0	0	0	69
- 1989	43	0	0	0	0	0	0	0	0	0	0	43
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
NEWCASTLE												
Pending Starts	72	20	0	0	0	0	0	0	0	0	0	92
STARTS - Current Month	28	2	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	412	12	24	0	0	0	0	0	0	24	0	448
- Year-To-Date 1989	716	16	0	0	0	0	0	0	0	0	0	732
Under Construction - 1990	507	4	24	0	0	0	0	0	0	24	0	535
- 1989	616	20	0	6	0	0	0	0	0	6	0	642
COMPLETIONS - Current Month	58	0	0	0	0	0	0	0	0	0	0	58
- Year-To-Date 1990	668	10	44	0	0	0	14	0	0	44	14	736
- Year-To-Date 1989	461	10	0	19	0	0	121	0	0	19	121	611
Completed & Not Absorbed - 1990	3	2	1	1	0	0	4	0	0	2	4	11
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	582	26	25	1	0	0	4	0	0	26	4	638
- 1989	1,532	100	0	6	0	0	0	0	0	6	0	1,638
Absorptions - Current Month	58	0	0	0	0	0	4	0	0	0	4	62
- 3 Month Average	62	0	10	3	0	0	2	0	0	13	2	77
- 12 Month Average	106	2	4	2	0	0	1	0	0	6	1	115
OSHAWA CITY												
Pending Starts	11	8	0	0	12	0	0	0	0	0	12	31
STARTS - Current Month	4	10	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	81	18	0	0	14	0	153	0	38	0	205	304
- Year-To-Date 1989	418	8	0	0	0	0	46	10	191	10	237	673
Under Construction - 1990	138	24	0	0	64	0	59	0	38	0	161	323
- 1989	473	26	0	0	0	0	80	70	211	70	291	860
COMPLETIONS - Current Month	21	4	0	0	0	0	18	0	0	0	18	43
- Year-To-Date 1990	268	12	0	0	0	0	73	70	211	70	284	634
- Year-To-Date 1989	299	24	48	0	12	0	217	0	0	48	229	600
Completed & Not Absorbed - 1990	14	5	0	0	0	0	12	0	0	0	12	31
- 1989	9	3	0	0	0	0	40	0	0	0	40	52
Total Supply - 1990	163	37	0	0	76	0	71	0	38	0	185	385
- 1989	548	33	0	0	0	0	124	70	211	70	335	986
Absorptions - Current Month	22	4	0	0	0	0	33	0	0	0	33	59
- 3 Month Average	19	1	0	0	0	0	16	3	64	3	80	103
- 12 Month Average	48	2	1	0	0	0	13	6	18	7	31	88

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	54	0	16	0	0	0	0	0	0	16	0	70
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	134	2	0	0	0	0	0	0	0	0	0	136
- Year-To-Date 1989	276	0	0	0	0	0	0	0	0	0	0	276
Under Construction - 1990	183	0	0	0	0	0	215	0	0	0	215	398
- 1989	504	0	64	0	474	0	0	0	0	64	474	1,042
COMPLETIONS - Current Month	16	4	0	0	0	0	0	111	0	111	0	131
- Year-To-Date 1990	344	8	0	18	258	0	0	111	0	129	258	739
- Year-To-Date 1989	688	2	16	0	234	0	0	73	0	89	234	1,013
Completed & Not Absorbed - 1990	15	1	0	0	5	0	0	0	0	0	5	21
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	252	1	16	0	5	0	215	0	0	16	220	489
- 1989	552	0	64	0	474	0	0	0	115	64	589	1,205
Absorptions - Current Month	22	4	0	0	0	0	0	111	0	111	0	137
- 3 Month Average	27	1	0	0	84	0	0	0	0	0	84	112
- 12 Month Average	61	0	6	2	22	0	0	0	0	8	22	91
SCUGOG												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	32	0	0	0	0	0	2	0	0	0	2	34
- Year-To-Date 1989	64	0	0	0	0	0	0	0	0	0	0	64
Under Construction - 1990	63	0	0	0	0	0	2	0	0	0	2	65
- 1989	113	0	0	0	0	0	0	0	0	0	0	113
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	97	0	0	0	0	0	0	0	0	0	0	97
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	82	0	0	0	0	0	2	0	0	0	2	84
- 1989	174	0	0	0	0	0	0	0	0	0	0	174
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
UXBRIDGE												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	85	2	0	53	0	0	0	0	0	53	0	140
Under Construction - 1990	37	0	0	0	0	0	0	0	0	0	0	37
- 1989	63	0	0	20	0	0	0	0	0	20	0	83
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1989	101	2	0	33	0	0	81	0	0	33	81	217
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	33	0	0	0	0	0	33	0	34
Total Supply - 1990	43	0	0	0	0	0	0	0	0	0	0	43
- 1989	64	0	0	53	0	0	0	0	0	53	0	117
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	11	0	0	4	0	0	0	0	0	4	0	15

JULY 1990

WHITBY

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
Pending Starts	304	6	0	0	0	0	3	0	0	0	3	313
STARTS - Current Month	65	0	0	0	0	0	0	0	0	0	0	65
- Year-To-Date 1990	352	2	17	0	144	38	0	0	0	55	144	553
- Year-To-Date 1989	709	0	0	77	0	0	0	0	0	77	0	786
Under Construction - 1990	605	2	17	0	427	38	0	0	0	55	427	1,089
- 1989	982	0	7	77	0	0	0	0	0	84	0	1,066
COMPLETIONS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	571	0	0	12	3	0	0	0	0	12	3	586
- Year-To-Date 1989	679	8	36	62	0	0	0	0	0	98	0	785
Completed & Not Absorbed - 1990	15	1	0	2	0	0	0	0	0	2	0	18
- 1989	1	1	15	12	0	0	0	0	0	27	0	29
Total Supply - 1990	924	9	17	2	427	38	3	0	0	57	430	1,420
- 1989	1,066	1	22	89	0	0	0	0	0	111	0	1,178
Absorptions - Current Month	52	0	0	1	0	0	0	0	0	1	0	53
- 3 Month Average	72	0	0	0	0	0	0	0	0	0	0	72
- 12 Month Average	83	1	3	8	0	0	0	0	0	11	0	95

SIMCOE COUNTY

Pending Starts	553	38	0	0	280	0	2	0	231	0	513	1,104
STARTS - Current Month	290	2	0	0	0	0	0	0	0	0	0	292
- Year-To-Date 1990	1,557	18	94	106	164	116	109	0	362	316	635	2,526
- Year-To-Date 1989	1,853	58	25	227	809	0	108	0	27	252	944	3,107
Under Construction - 1990	1,670	13	114	64	384	76	82	0	317	254	783	2,720
- 1989	1,664	65	31	209	625	0	144	0	27	240	796	2,765
COMPLETIONS - Current Month	242	18	0	107	185	40	8	0	0	147	193	600
- Year-To-Date 1990	1,564	64	4	214	522	46	79	0	0	264	601	2,493
- Year-To-Date 1989	1,476	34	14	130	371	8	284	0	170	152	825	2,487
Completed & Not Absorbed - 1990	225	14	4	6	28	0	155	0	0	10	183	432
- 1989	22	0	0	0	132	0	24	0	0	0	156	178
Total Supply - 1990	2,448	65	118	70	692	76	239	0	548	264	1,479	4,256
- 1989	1,888	67	31	209	763	0	225	0	27	240	1,015	3,210
Absorptions - Current Month	228	10	0	115	173	40	60	0	0	155	233	626
- 3 Month Average	186	7	1	27	20	0	18	0	0	28	38	259
- 12 Month Average	250	8	2	18	46	1	18	0	2	21	66	345

BARRIE CA

Pending Starts	450	34	0	0	232	0	0	0	125	0	357	841
STARTS - Current Month	219	0	0	0	0	0	0	0	0	0	0	219
- Year-To-Date 1990	946	14	78	42	72	0	76	0	317	120	465	1,545
- Year-To-Date 1989	1,148	18	1	36	442	0	69	0	27	37	538	1,741
Under Construction - 1990	1,026	0	66	0	150	0	76	0	317	66	543	1,635
- 1989	1,059	18	7	14	270	0	120	0	27	21	417	1,515
COMPLETIONS - Current Month	150	10	0	0	143	0	0	0	0	0	143	303
- Year-To-Date 1990	944	34	0	42	399	6	25	0	0	48	424	1,450
- Year-To-Date 1989	908	0	14	52	188	8	162	0	170	74	520	1,502
Completed & Not Absorbed - 1990	213	14	4	6	28	0	151	0	0	10	179	416
- 1989	22	0	0	0	132	0	24	0	0	0	156	178
Total Supply - 1990	1,689	48	70	6	410	0	227	0	442	76	1,079	2,892
- 1989	1,192	18	7	14	402	0	148	0	27	21	577	1,808
Absorptions - Current Month	136	2	0	8	131	0	50	0	0	8	181	327
- 3 Month Average	121	5	0	9	20	0	7	0	0	9	27	162
- 12 Month Average	155	3	0	4	25	1	13	0	2	5	40	203

JULY 1990 -----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	10	0	0	0	48	0	0	0	0	0	48	58
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	30	0	0	0	92	40	0	0	45	40	137	207
- Year-To-Date 1989	55	10	0	75	337	0	0	0	0	75	337	477
Under Construction - 1990	24	7	0	0	234	0	0	0	0	0	234	265
- 1989	48	19	0	92	337	0	0	0	0	92	337	496
COMPLETIONS - Current Month	6	4	0	54	42	40	0	0	0	94	42	146
- Year-To-Date 1990	47	12	0	69	105	40	0	0	0	109	105	273
- Year-To-Date 1989	25	28	0	49	120	0	0	0	0	49	120	222
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	34	7	0	0	282	0	0	0	0	0	282	323
- 1989	52	19	0	92	343	0	52	0	0	92	395	558
Absorptions - Current Month	6	4	0	54	42	40	0	0	0	94	42	146
- 3 Month Average	7	2	0	1	0	0	0	0	0	1	0	10
- 12 Month Average	8	1	0	8	19	0	0	0	0	8	19	36
MIDLAND CA												
Pending Starts	28	2	0	0	0	0	0	0	0	0	0	30
STARTS - Current Month	41	0	0	0	0	0	0	0	0	0	0	41
- Year-To-Date 1990	241	0	0	0	0	0	9	0	0	0	9	250
- Year-To-Date 1989	265	28	0	103	12	0	10	0	0	103	22	418
Under Construction - 1990	202	0	0	0	0	0	0	0	0	0	0	202
- 1989	205	26	0	103	0	0	6	0	0	103	6	340
COMPLETIONS - Current Month	36	4	0	53	0	0	0	0	0	53	0	93
- Year-To-Date 1990	257	18	0	103	0	0	11	0	0	103	11	389
- Year-To-Date 1989	227	4	0	16	0	0	25	0	0	16	25	272
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	230	2	0	0	0	0	0	0	0	0	0	232
- 1989	221	26	0	103	0	0	6	0	0	103	6	356
Absorptions - Current Month	36	4	0	53	0	0	0	0	0	53	0	93
- 3 Month Average	24	0	0	17	0	0	3	0	0	17	3	44
- 12 Month Average	37	4	0	5	0	0	2	0	0	5	2	48
MIDLAND TOWN												
Pending Starts	11	0	0	0	0	0	0	0	0	0	0	11
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	46	0	0	0	0	0	9	0	0	0	9	55
- Year-To-Date 1989	44	8	0	103	0	0	8	0	0	103	8	163
Under Construction - 1990	38	0	0	0	0	0	0	0	0	0	0	38
- 1989	30	6	0	103	0	0	4	0	0	103	4	143
COMPLETIONS - Current Month	8	0	0	53	0	0	0	0	0	53	0	61
- Year-To-Date 1990	50	4	0	103	0	0	11	0	0	103	11	168
- Year-To-Date 1989	82	4	0	0	0	0	16	0	0	0	16	102
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	49	0	0	0	0	0	0	0	0	0	0	49
- 1989	31	6	0	103	0	0	4	0	0	103	4	144
Absorptions - Current Month	8	0	0	53	0	0	0	0	0	53	0	61
- 3 Month Average	4	0	0	17	0	0	3	0	0	17	3	24
- 12 Month Average	9	1	0	4	0	0	2	0	0	4	2	16

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	25	2	0	0	0	0	2	0	106	0	108	135
STARTS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	129	0	0	21	0	76	16	0	0	97	16	242
- Year-To-Date 1989	170	0	24	13	18	0	23	0	0	37	41	248
Under Construction - 1990	227	0	0	21	0	76	6	0	0	97	6	330
- 1989	188	0	24	0	18	0	12	0	0	24	30	242
COMPLETIONS - Current Month	26	0	0	0	0	0	8	0	0	0	8	34
- Year-To-Date 1990	156	0	0	0	18	0	29	0	0	0	47	203
- Year-To-Date 1989	73	0	0	13	63	0	44	0	0	13	107	193
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	252	2	0	21	0	76	8	0	106	97	114	465
- 1989	250	0	24	0	18	0	12	0	0	24	30	304
Absorptions - Current Month	26	0	0	0	0	0	8	0	0	0	8	34
- 3 Month Average	18	0	0	0	0	0	6	0	0	0	6	24
- 12 Month Average	23	0	2	1	2	0	2	0	0	3	4	30
REST OF SIMCOE COUNTY												
Pending Starts	40	0	0	0	0	0	0	0	0	0	0	40
STARTS - Current Month	6	2	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	211	4	16	43	0	0	8	0	0	59	8	282
- Year-To-Date 1989	215	2	0	0	0	0	6	0	0	0	6	223
Under Construction - 1990	191	6	48	43	0	0	0	0	0	91	0	288
- 1989	164	2	0	0	0	0	6	0	0	0	6	172
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	160	0	4	0	0	0	14	0	0	4	14	178
- Year-To-Date 1989	243	2	0	0	0	0	53	0	0	0	53	298
Completed & Not Absorbed - 1990	12	0	0	0	0	0	4	0	0	0	4	16
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	243	6	48	43	0	0	4	0	0	91	4	344
- 1989	173	4	0	0	0	0	7	0	0	0	7	184
Absorptions - Current Month	24	0	0	0	0	0	2	0	0	0	2	26
- 3 Month Average	16	0	1	0	0	0	2	0	0	1	2	19
- 12 Month Average	27	0	0	0	0	0	1	0	0	0	1	28
BRADFORD												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	2	2	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	6	2	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1989	54	0	0	0	0	0	6	0	0	0	6	60
Under Construction - 1990	6	2	0	0	0	0	0	0	0	0	0	8
- 1989	36	0	0	0	0	0	6	0	0	0	6	42
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	25	0	0	0	0	0	6	0	0	0	6	31
- Year-To-Date 1989	78	2	0	0	0	0	0	0	0	0	0	80
Completed & Not Absorbed - 1990	9	0	0	0	0	0	0	0	0	0	0	9
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	22	2	0	0	0	0	0	0	0	0	0	24
- 1989	43	2	0	0	0	0	6	0	0	0	6	51
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	0	0	0	1	0	0	0	1	5
- 12 Month Average	4	0	0	0	0	0	1	0	0	0	1	5

JULY 1990												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	70	2	16	0	0	0	0	0	0	16	0	88
- Year-To-Date 1989	10	2	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	76	4	48	0	0	0	0	0	0	48	0	128
- 1989	10	2	0	0	0	0	0	0	0	0	0	12
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	4	0	0	0	0	0	0	4	0	6
- Year-To-Date 1989	20	0	0	0	0	0	53	0	0	0	53	73
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	95	4	48	0	0	0	0	0	0	48	0	147
- 1989	10	2	0	0	0	0	1	0	0	0	1	13
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	1	0	0	0	0	0	0	1	0	1
- 12 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
MUSKOKA DISTRICT												
Pending Starts	114	4	0	0	0	0	14	0	0	0	14	132
STARTS - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1990	185	22	15	43	18	9	24	0	0	67	42	316
- Year-To-Date 1989	220	14	13	34	77	0	43	0	0	47	120	401
Under Construction - 1990	257	6	59	99	79	9	12	0	0	167	91	521
- 1989	233	6	13	28	132	0	18	0	0	41	150	430
COMPLETIONS - Current Month	1	0	0	0	0	0	6	0	0	0	6	7
- Year-To-Date 1990	346	20	15	52	102	0	48	0	0	67	150	583
- Year-To-Date 1989	240	14	15	0	89	0	35	0	40	15	164	433
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	371	10	59	99	79	9	26	0	0	167	105	653
- 1989	292	6	13	28	136	0	18	0	0	41	154	493
Absorptions - Current Month	1	0	0	0	0	0	6	0	0	0	6	7
- 3 Month Average	25	4	1	18	27	0	12	0	0	19	39	87
- 12 Month Average	38	2	2	7	16	0	5	0	0	9	21	70
BRACEBRIDGE												
Pending Starts	46	4	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	65	22	3	27	0	0	4	0	0	30	4	121
- Year-To-Date 1989	78	14	13	0	0	0	15	0	0	13	15	120
Under Construction - 1990	87	6	47	27	0	0	4	0	0	74	4	171
- 1989	50	6	13	0	0	0	0	0	0	13	0	69
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	73	18	3	0	0	0	36	0	0	3	36	130
- Year-To-Date 1989	111	10	9	0	0	0	25	0	0	9	25	155
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	133	10	47	27	0	0	4	0	0	74	4	221
- 1989	76	6	13	0	0	0	0	0	0	13	0	95
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	18	3	1	0	0	0	12	0	0	1	12	34
- 12 Month Average	11	2	1	0	0	0	3	0	0	1	3	17

JULY 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	29	8	0	0	0	0	0	0	0	0	0	37
STARTS - Current Month	21	0	0	0	52	0	0	0	0	0	52	73
- Year-To-Date 1990	102	18	0	0	52	0	0	0	0	0	52	172
- Year-To-Date 1989	136	0	0	0	0	8	0	0	0	8	0	144
Under Construction - 1990	101	18	0	0	123	0	0	0	0	0	123	242
- 1989	118	0	0	0	0	8	0	0	0	8	0	126
COMPLETIONS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	127	4	0	0	0	0	0	0	0	0	0	131
- Year-To-Date 1989	79	0	0	18	0	0	0	0	0	18	0	97
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	130	26	0	0	123	0	0	0	0	0	123	279
- 1989	133	0	0	0	0	8	0	0	0	8	0	141
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	23	0	0	0	0	0	0	0	0	0	0	23
- 12 Month Average	22	0	0	0	0	0	0	0	0	0	0	22
REST OF VICTORIA/HALIBURTON												
Pending Starts	29	0	0	0	0	0	0	0	0	0	0	29
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1989	103	0	0	0	0	0	0	0	0	0	0	103
Under Construction - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	108	0	0	0	0	0	0	0	0	0	0	108
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1989	82	0	0	0	0	0	0	0	0	0	0	82
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	95	0	0	0	0	0	0	0	0	0	0	95
- 1989	128	0	0	0	0	0	0	0	0	0	0	128
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	172	8	0	0	0	0	99	0	0	0	99	279
STARTS - Current Month	31	2	0	0	21	0	0	0	0	0	21	54
- Year-To-Date 1990	303	10	0	38	72	0	0	0	0	38	72	423
- Year-To-Date 1989	458	20	0	0	0	0	139	0	0	0	139	617
Under Construction - 1990	239	10	0	38	109	0	0	0	0	38	109	396
- 1989	343	18	0	72	37	0	157	0	0	72	194	627
COMPLETIONS - Current Month	57	2	0	0	0	0	0	0	0	0	0	59
- Year-To-Date 1990	381	10	0	72	36	0	60	0	0	72	96	559
- Year-To-Date 1989	475	12	24	0	78	0	19	126	0	150	97	734
Completed & Not Absorbed - 1990	54	1	0	11	3	0	2	0	0	11	5	71
- 1989	11	0	0	0	0	0	0	0	0	0	0	11
Total Supply - 1990	465	19	0	49	112	0	101	0	0	49	213	746
- 1989	371	22	0	72	37	0	213	0	0	72	250	715
Absorptions - Current Month	54	2	0	1	0	0	2	0	0	1	2	59
- 3 Month Average	46	1	0	0	0	0	7	0	0	0	7	54
- 12 Month Average	65	3	0	5	3	0	7	0	0	5	10	83

JULY 1990 -----												
	----- OWNERSHIP -----					----- RENTAL -----				-----		-----
	Single	Freehold	Row	Condominium		Private		Assisted		Total	Total	GRAND
		Semi		Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	TOTAL

PETERBOROUGH												
Pending Starts	159	8	0	0	0	0	99	0	0	0	99	266
STARTS - Current Month	13	2	0	0	21	0	0	0	0	0	21	36
- Year-To-Date 1990	197	10	0	38	72	0	0	0	0	38	72	317
- Year-To-Date 1989	254	20	0	0	0	0	139	0	0	0	139	413
Under Construction - 1990	128	10	0	38	109	0	0	0	0	38	109	285
- 1989	167	18	0	72	37	0	157	0	0	72	194	451
COMPLETIONS - Current Month	41	2	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	247	10	0	72	36	0	60	0	0	72	96	425
- Year-To-Date 1989	315	12	24	0	78	0	19	126	0	150	97	574
Completed & Not Absorbed - 1990	50	1	0	11	3	0	2	0	0	11	5	67
- 1989	9	0	0	0	0	0	0	0	0	0	0	9
Total Supply - 1990	337	19	0	49	112	0	101	0	0	49	213	618
- 1989	185	22	0	72	37	0	213	0	0	72	250	529
Absorptions - Current Month	38	2	0	1	0	0	2	0	0	1	2	43
- 3 Month Average	30	1	0	0	0	0	7	0	0	0	7	38
- 12 Month Average	38	3	0	5	3	0	7	0	0	5	10	56

NORTHUMBERLAND COUNTY												
Pending Starts	157	2	0	0	0	0	0	0	0	0	0	159
STARTS - Current Month	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	283	0	0	0	0	0	0	0	20	0	20	303
- Year-To-Date 1989	350	0	0	0	60	0	0	0	0	0	60	410
Under Construction - 1990	282	0	0	0	20	0	0	24	20	24	40	346
- 1989	295	2	0	0	60	0	14	0	0	0	74	371
COMPLETIONS - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1990	396	0	0	0	10	0	50	0	0	0	60	456
- Year-To-Date 1989	230	0	0	0	17	0	9	0	0	0	26	256
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	441	2	0	0	20	0	0	24	20	24	40	507
- 1989	365	2	0	0	60	0	14	0	0	0	74	441
Absorptions - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- 3 Month Average	52	0	0	0	0	0	0	0	0	0	0	52
- 12 Month Average	71	0	0	0	1	0	9	0	0	0	10	81

COBOURG CA												
Pending Starts	116	2	0	0	0	0	0	0	0	0	0	118
STARTS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	85	0	0	0	0	0	0	0	20	0	20	105
- Year-To-Date 1989	54	0	0	0	60	0	0	0	0	0	60	114
Under Construction - 1990	73	0	0	0	20	0	0	24	20	24	40	137
- 1989	42	0	0	0	60	0	0	0	0	0	60	102
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	152	0	0	0	10	0	50	0	0	0	60	212
- Year-To-Date 1989	46	0	0	0	17	0	0	0	0	0	17	63
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	189	2	0	0	20	0	0	24	20	24	40	255
- 1989	51	0	0	0	60	0	0	0	0	0	60	111
Absorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	26	0	0	0	0	0	0	0	0	0	0	26
- 12 Month Average	22	0	0	0	1	0	8	0	0	0	9	31

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1989	129	0	0	0	0	0	0	0	0	0	0	129
Under Construction - 1990	52	0	0	0	0	0	0	0	0	0	0	52
- 1989	110	0	0	0	0	0	0	0	0	0	0	110
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1989	19	0	0	0	0	0	0	0	0	0	0	19
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	55	0	0	0	0	0	0	0	0	0	0	55
- 1989	115	0	0	0	0	0	0	0	0	0	0	115
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
PORT HOPE												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	50	0	0	0	0	0	0	0	0	0	0	50
Under Construction - 1990	10	0	0	0	0	0	0	0	0	0	0	10
- 1989	27	0	0	0	0	0	14	0	0	0	14	41
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1989	47	0	0	0	0	0	0	0	0	0	0	47
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	16	0	0	0	0	0	0	0	0	0	0	16
- 1989	29	0	0	0	0	0	14	0	0	0	14	43
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	14	0	0	0	0	0	1	0	0	0	1	15

CAI
MH 50
- L 53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH



CAI
MHSC
- L S3



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

August 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Toklwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillon, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

AUGUST 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	7
MLS RESALE ACTIVITY	8
CMHC NEWS	10
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	10
- Definitions	11
- Starts Summary Tables	14
- Detailed Summary Tables	18
- Maps:	
- CMHC Toronto Branch	42
- Greater Toronto Area (GTA)	43
- Toronto Census Metropolitan Area (CMA)	44

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – August 1990

- Toronto Branch starts down over 50% from August 1989
- Single family home starts decline dramatically
- Average MLS prices down to September 1988 levels
- New homes sales up marginally
- Interest rates falling
- NDP government elected in Ontario
- Toronto loses 1996 Olympics to Atlanta

ECONOMIC INDICATORS

Interest rates have eased slightly again. On September 17th, the Bank Rate stood at 12.61%, down almost 150 basis points from the the May 24th peak. Mortgage interest rates have declined slightly for the second consecutive month for one, three and five year terms. The rates are 13.50% for all terms.

The stunning victory of the New Democratic Party in the Ontario Provincial election on September 6th may change the current housing sector environment. The NDP has stated its platform throughout previous elections and as the government opposition in recent years and now has the opportunity to put these ideas to action. In the coming months, all those involved in the industry will be carefully

watching as well as being actively involved in consultations with the new provincial government.

On September 18th, the International Olympic Committee announced that the 1996 Summer Olympic Games will be held in Atlanta, Georgia. Toronto's bid to host the Games would have led to billions of dollars in development, and in particular, plans for thousands of multiple residential housing units within the City. It is now possible that these plans may not materialize in the short term.

The unemployment rate fell slightly in Toronto from 6.0% last month to 5.3% in August 1990. The rate at the same time last year was 3.4%. It is expected the rates will rise slightly in the coming months.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
	Bank	Mtge.	Rate	Exch. Rate	All Items				
	Rate	3 Yr.	(\$/Cdn/\$US)		Toronto	Toronto	Toronto	Oshawa	Toronto
		Inst.	month end		1981=100	1981=100			
<hr/>									
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,873	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,929	101	3.4	3.9
<hr/>									
AVERAGE	12.30	12.17	84.52	158.7	210.9	1,940	99	3.9	4.3
<hr/>									
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	164.5	210.7	1,937	98	4.1	6.4
May	13.92	14.27	85.30	165.2	210.1	1,938	101	5.1	6.5
June	13.90	14.25	85.01	166.0	205.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	166.8	—	1,971	100	6.0	7.7
August	12.92	13.85	87.18	166.6	—	1,965	102	5.3	8.6

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts in August for the Toronto Branch territory totalled 1,745 units, down over 50 per cent from August 1989 and down 41 per cent from July 1990. Single family home starts are down dramatically from 2,540 units in August 1989 to 549 units in August 1990, down over 78 per cent. Starts will continue to decline in the coming months.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727	1,352	1,832	619	4,559	1,971	-56.8%
July	2,291	1,194	1,712	1,752	4,003	2,946	-26.4%
August	2,540	549	989	1,196	3,529	1,745	-50.6%
September	2,216		572		2,788		
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
Year-to-Date	25,137	8,174	22,098	11,483	47,235	19,657	-41.5%

Source: CMHC

HOUSING STARTS BY AREA

MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH August 1989 - 1990

	August 1989		August 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	1,283	484	234	685	-81.8%	41.5%
Oshawa CMA	386	164	49	20	-87.3%	-87.8%
Barrie CA	434	235	131	383	-69.8%	63.0%
Peterborough CA	49	4	42	0	-14.3%	—

Source: CMHC

Nationally, housing starts fell to 163,000 (SAAR), continuing the expected downward trend. August's decline was due mainly to a decline in single-family detached starts, falling 21% from July 1990. High mortgage interest rates and low consumer confidence continue to be the factors contributing to this decline.

HOUSING STARTS - CANADA

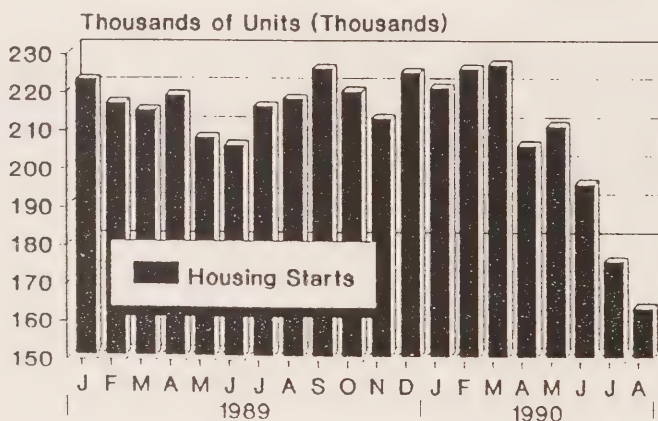
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	92,000	13.6%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	6.5%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	33,000	205,000
May	82,000	-17.2%	95,000	30.1%	177,000	2.9%	33,000	210,000
June	81,000	-1.2%	81,000	-14.7%	162,000	-8.5%	33,000	195,000
July	70,000	-13.6%	80,000	-1.2%	150,000	-7.4%	25,000	175,000
August	55,000	-21.4%	83,000	3.8%	138,000	-8.0%	25,000	163,000

SOURCE: CMHC

HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



SOURCE: CMHC

NEW HOME SALES

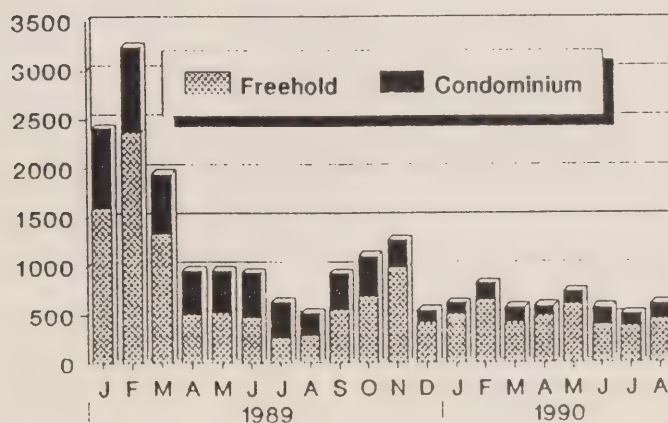
Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association was 607 units in August 1990. Although sales are up almost 17% over August 1989, August 1989 was one of the lowest sales months in the past few years. September and October might see marginal increases in homes sales, but it is not expected that home sales will increase significantly into 1991.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475	394	-17.1%	462	180	-61.0%	937	574	-38.7%
July	265	383	44.5%	367	123	-66.5%	632	506	-19.9%
August	294	449	52.7%	226	158	-30.1%	520	607	16.7%
September	557			370			927		
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

NEW HOMES SALES
Toronto Area, 1989-1990



SOURCE: THBA

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for August 1990 was \$245,739, falling for the fourth consecutive month, and at its lowest level since September 1988. Prices flattened out throughout 1989 after peaking in April, however, prices have declined for the last 9 months. Although sales increased in August, the volume is still relatively low. A seasonal increase common in September and October should materialize in the next two months, however, sales will stay below the 3,000 unit level and will drop off for the remainder of 1990.

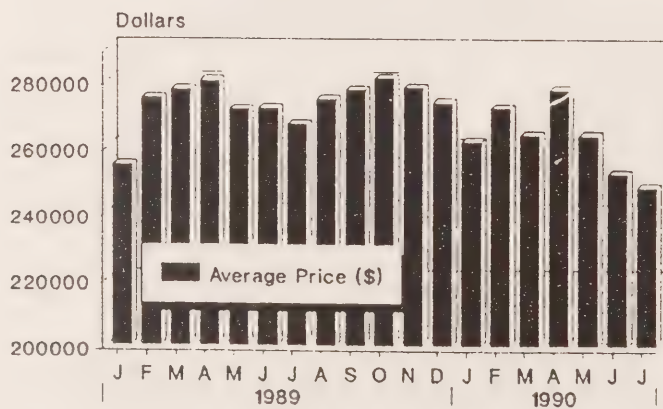
MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$263,645	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000	2,239	20,476	11%	\$252,012	\$218,800
July	2,535	15,769	16%	\$267,007	\$230,000	2,090	16,976	12%	\$247,884	\$217,000
August	3,270	18,022	18%	\$274,582	\$230,000	2,359	17,244	14%	\$245,739	\$214,000
September	3,307	21,813	15%	\$277,186	\$235,000					
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL Jan-Dec	38,960			\$273,698						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

MLS AVERAGE PRICES Toronto, 1989-1990



SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported a continuation of sales around the 300 unit level. Average prices fell in Oshawa in August 1990 to \$157,839, the lowest level since August 1988.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705	286	3,580	8%	\$163,792
July	336	2,409	14%	\$176,829	303	3,319	9%	\$168,892
August	456	2,485	18%	\$183,464	338	3,342	10%	\$157,839
September	446	2,581	17%	\$183,524				
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	JULY 1989			JULY 1990			PERCENT CHANGE 1989-1990	
	# of Sales	New Listings	Average Price	# of Sales	New Listings	Average Price	# of Sales	Average Price
Barrie and District	147	487	\$168,941	111	512	\$148,425	-24.5	-12.1
Brampton	385	1079	\$203,301	208	1057	\$206,180	-46.0	1.4
Cobourg-Port Hope	40	104	\$135,362	27	138	\$132,644	-32.5	-2.0
Collingwood & District	62	226	\$148,428	39	308	\$156,433	-37.1	5.4
Haliburton District	25	93	\$149,144	26	163	\$119,346	4.0	-20.0
Lindsay and District	77	266	\$128,316	73	289	\$127,784	-5.2	-4
Midland and Penetanguishene	51	160	\$141,139	42	204	\$103,928	-17.6	-26.4
Mississauga	349	N/A	\$228,193	375	1229	\$226,696	7.4	-7
Muskoka	45	151	\$120,024	65	548	\$112,022	44.4	-6.7
Oakville-Milton	215	483	\$232,251	190	550	\$207,360	-11.6	-10.7
Orangeville and District	73	181	\$182,924	40	225	\$153,460	-45.2	-16.1
Orillia and District	73	205	\$138,156	35	235	\$133,299	-52.1	-3.5
Oshawa and District	336	872	\$176,829	303	1074	\$168,892	-9.8	-4.5
Peterborough	172	395	\$140,800	94	304	\$136,519	-45.3	-3.0
Toronto	2535	6022	\$267,007	2090	6686	\$247,884	-17.6	-7.2
York Region	274	787	\$212,218	207	876	\$198,073	-24.5	-6.7

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

CMHC NEWS

On September 12th, 1990, CMHC's National Office released the first semi-annual issue of "Canadian Housing Markets" which introduced CMHC's new affordability measure. This indicator shows the percentage of renter households who can afford to purchase a starter home in each metropolitan area. Please call CMHC's Market Analysis Centre at 613-748-2286 to subscribe to this report.

In August, CMHC's Market Analysis Centre in Ottawa released the National Housing Outlook, a semi-annual forecast of economic and housing activity across Canada and by Province. Copies are available from Bev Doucette by calling 781-2451, ext. 252.

Also available from Bev Doucette at the Toronto Branch Office are the Toronto and Oshawa Fall Builders' and Real Estate Forecasts released in September.

CMHC will be conducting its semi-annual Rental Market Survey in early October. In addition to vacancy and rent information, the turnover rate of apartments will also be monitored. Results of the survey will be available to the press in late November and in report form in early January.

CMHC is working to develop a National New Homes Sales Survey to compliment our existing Starts and Completions Survey. Work is currently under way in consultation with builders across Canada and it is hoped that the survey will begin as soon as possible.

Mr. P. Friedman, former Director of the Underwriting Division at National Office has been appointed Branch Manager in Hamilton. John Sawyer, former Manager - Operations, NHA Backed Securities, Toronto Office has been appointed Manager, Client Development and Services, Insurance Directorate, at National Office. J.R. Robertson, former Manager - Operations, Ontario Regional Office has been appointed Manager - Operations, NHA Backed Securities, Toronto Office.

The Honorable Alan Redway, Minister of State (Housing), has announced the invitational National Housing Finance Conference to be held October 31-November 1, 1990 at the King Edward Hotel in Toronto.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a) Cavan Township is part of Peterborough County,

- not Victoria - Haliburton
- b) Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c) Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

———— AUGUST 1990 ————

-----AUGUST HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	2,540	549	-78.4%	989	1,196	20.9%	3,529	1,745	-50.6%
GREATER TORONTO AREA	1,691	283	-83.3%	739	705	-4.6%	2,430	988	-59.3%
TORONTO CMA:	1,283	234	-81.8%	484	685	41.5%	1,767	919	-48.0%
METRO TORONTO:	216	33	-84.7%	149	481	222.8%	365	514	40.8%
Toronto City	12	2	-83.3%	2	2	.0%	14	4	-71.4%
East York	4	1	-75.0%	50	0	-100.0%	54	1	-98.1%
Etobicoke	9	17	88.9%	2	2	.0%	11	19	72.7%
North York	62	7	-88.7%	0	202	N/A	62	209	237.1%
Scarborough	115	5	-95.7%	34	273	702.9%	149	278	86.6%
York City	14	1	-92.9%	61	2	-96.7%	75	3	-96.0%
YORK REGION:	398	57	-85.7%	62	72	16.1%	460	129	-72.0%
Aurora	59	4	-93.2%	0	50	N/A	59	54	-8.5%
East Gwillimbury	6	5	-16.7%	0	0	N/A	6	5	-16.7%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	0	N/A	0	0	N/A	0	0	N/A
King	36	3	-91.7%	0	0	N/A	36	3	-91.7%
Markham	82	2	-97.6%	0	0	N/A	82	2	-97.6%
Newmarket	35	8	-77.1%	0	18	N/A	35	26	-25.7%
Richmond Hill	76	15	-80.3%	62	4	-93.5%	138	19	-86.2%
Vaughan	95	17	-82.1%	0	0	N/A	95	17	-82.1%
Whitchurch-Stouff.	9	3	-66.7%	0	0	N/A	9	3	-66.7%
PEEL REGION:	427	77	-82.0%	211	116	-45.0%	638	193	-69.7%
Brampton	24	18	-25.0%	0	0	N/A	24	18	-25.0%
Caledon	30	3	-90.0%	0	0	N/A	30	3	-90.0%
Mississauga	373	56	-85.0%	211	116	-45.0%	584	172	-70.5%
HALTON REGION:	167	9	-94.6%	91	0	-100.0%	258	9	-96.5%
Burlington **	40	4	-90.0%	91	0	-100.0%	131	4	-96.9%
Halton Hills	53	1	-98.1%	0	0	N/A	53	1	-98.1%
Milton	7	2	-71.4%	0	0	N/A	7	2	-71.4%
Oakville	67	2	-97.0%	0	0	N/A	67	2	-97.0%
REST OF TORONTO CMA:	115	62	-46.1%	62	16	-74.2%	177	78	-55.9%
Ajax	4	29	625.0%	62	0	-100.0%	66	29	-56.1%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Bradford	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Orangeville	13	0	-100.0%	0	0	N/A	13	0	-100.0%
Pickering	57	12	-78.9%	0	16	N/A	57	28	-50.9%
Tecumseth	1	4	300.0%	0	0	N/A	1	4	300.0%
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	5	11	120.0%	0	0	N/A	5	11	120.0%
West Gwillimbury	6	4	-33.3%	0	0	N/A	6	4	-33.3%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	483	107	-77.8%	226	36	-84.1%	709	143	-79.8%
OSHAWA CMA:	386	49	-87.3%	164	20	-87.8%	550	69	-87.5%
Oshawa City	77	1	-98.7%	4	16	300.0%	81	17	-79.0%
Newcastle	198	6	-97.0%	20	0	-100.0%	218	6	-97.2%
Whitby	111	42	-62.2%	140	4	-97.1%	251	46	-81.7%
REST OF DURHAM:	97	58	-40.2%	62	16	-74.2%	159	74	-53.5%
Ajax	4	29	625.0%	62	0	-100.0%	66	29	-56.1%
Brock	31	6	-80.6%	0	0	N/A	31	6	-80.6%
Pickering	57	12	-78.9%	0	16	N/A	57	28	-50.9%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	5	11	120.0%	0	0	N/A	5	11	120.0%
SIMCOE COUNTY:	599	169	-71.8%	243	491	102.1%	842	660	-21.6%
BARRIE CA:	434	131	-69.8%	235	383	63.0%	669	514	-23.2%
Barrie City	365	115	-68.5%	235	383	63.0%	600	498	-17.0%
Innisfil	60	8	-86.7%	0	0	N/A	60	8	-86.7%
Vespra	9	8	-11.1%	0	0	N/A	9	8	-11.1%
COLLINGWOOD CA:	2	4	100.0%	0	0	N/A	2	4	100.0%

** not part of the Toronto CMA

-----AUGUST HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	56	9	-83.9%	8	2	-75.0%	64	11	-82.8%
Midland Town	35	0	-100.0%	2	0	-100.0%	37	0	-100.0%
Penetanguishene	5	2	-60.0%	6	2	-66.7%	11	4	-63.6%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tay Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Tiny Township	0	3	N/A	0	0	N/A	0	3	N/A
Victoria Harbour	8	0	-100.0%	0	0	N/A	8	0	-100.0%
ORILLIA CA:	71	15	-78.9%	0	106	N/A	71	121	70.4%
Orillia City	34	8	-76.5%	0	106	N/A	34	114	235.3%
Orillia Township	37	7	-81.1%	0	0	N/A	37	7	-81.1%
REST OF SIMCOE COUNTY:	36	10	-72.2%	0	0	N/A	36	10	-72.2%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Tecumseth	1	4	300.0%	0	0	N/A	1	4	300.0%
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	6	4	-33.3%	0	0	N/A	6	4	-33.3%
Bradford	3	2	-33.3%	0	0	N/A	3	2	-33.3%
MUSKOKA DISTRICT:	45	21	-53.3%	90	0	-100.0%	135	21	-84.4%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	45	21	-53.3%	90	0	-100.0%	135	21	-84.4%
VICTORIA/HALIBURTON:	15	9	-40.0%	4	0	-100.0%	19	9	-52.6%
LINDSAY CA:	15	9	-40.0%	4	0	-100.0%	19	9	-52.6%
Lindsay Town	6	5	-16.7%	4	0	-100.0%	10	5	-50.0%
Ops Township	9	4	-55.6%	0	0	N/A	9	4	-55.6%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	49	42	-14.3%	4	0	-100.0%	53	42	-20.8%
PETERBOROUGH CA:	49	42	-14.3%	4	0	-100.0%	53	42	-20.8%
Peterborough City	5	11	120.0%	4	0	-100.0%	9	11	22.2%
Dummer Township	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Duoro Township	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Ennismore Township	11	5	-54.5%	0	0	N/A	11	5	-54.5%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	1	0	-100.0%	0	0	N/A	1	0	-100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	10	10	.0%	0	0	N/A	10	10	.0%
Smith Township	10	10	.0%	0	0	N/A	10	10	.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	181	29	-84.0%	0	0	N/A	181	29	-84.0%
COBOURG CA:	132	24	-81.8%	0	0	N/A	132	24	-81.8%
Cobourg	132	24	-81.8%	0	0	N/A	132	24	-81.8%
REST OF NORTHUMBERLAND:	49	5	-89.8%	0	0	N/A	49	5	-89.8%
Port Hope	29	1	-96.6%	0	0	N/A	29	1	-96.6%
Murray Township	2	3	50.0%	0	0	N/A	2	3	50.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	18	1	-94.4%	0	0	N/A	18	1	-94.4%

-----JANUARY-AUGUST HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	18,250	8,174	-55.2%	15,346	11,483	-25.2%	33,596	19,657	-41.5%
GREATER TORONTO AREA	14,473	5,636	-61.1%	13,681	9,773	-28.6%	28,154	15,409	-45.3%
TORONTO CMA:	12,139	4,580	-62.3%	12,841	9,281	-27.7%	24,980	13,861	-44.5%
METRO TORONTO:	1,613	753	-53.3%	7,076	5,429	-23.3%	8,689	6,182	-28.9%
Toronto City	63	59	-6.3%	2,273	984	-56.7%	2,336	1,043	-55.4%
East York	19	30	57.9%	426	44	-89.7%	445	74	-83.4%
Etobicoke	75	318	324.0%	761	1,916	151.8%	836	2,234	167.2%
North York	449	215	-52.1%	559	938	67.8%	1,008	1,153	14.4%
Scarborough	925	105	-88.6%	2,359	1,521	-35.5%	3,284	1,626	-50.5%
York City	82	26	-68.3%	698	26	-96.3%	780	52	-93.3%
YORK REGION:	4,679	1,558	-66.7%	1,252	1,234	-1.4%	5,931	2,792	-52.9%
Aurora	310	90	-71.0%	24	50	108.3%	334	140	-58.1%
East Gwillimbury	87	30	-65.5%	0	0	N/A	87	30	-65.5%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	512	167	-67.4%	157	36	-77.1%	669	203	-69.7%
King	139	31	-77.7%	0	0	N/A	139	31	-77.7%
Markham	875	364	-58.4%	311	341	9.6%	1,186	705	-40.6%
Newmarket	512	475	-7.2%	126	108	-14.3%	638	583	-8.6%
Richmond Hill	1,109	139	-87.5%	634	461	-27.3%	1,743	600	-65.6%
Vaughan	999	234	-76.6%	0	238	N/A	999	472	-52.8%
Whitchurch-Stouff.	136	28	-79.4%	0	0	N/A	136	28	-79.4%
PEEL REGION:	3,413	1,257	-63.2%	3,832	1,456	-62.0%	7,245	2,713	-62.6%
Brampton	1,392	515	-63.0%	558	543	-2.7%	1,950	1,058	-45.7%
Caledon	163	102	-37.4%	0	0	N/A	163	102	-37.4%
Mississauga	1,858	640	-65.6%	3,274	913	-72.1%	5,132	1,553	-69.7%
HALTON REGION:	1,435	459	-68.0%	831	882	6.1%	2,266	1,341	-40.8%
Burlington **	317	238	-24.9%	338	91	-73.1%	655	329	-49.8%
Halton Hills	177	27	-84.7%	124	33	-73.4%	301	60	-80.1%
Milton	61	27	-55.7%	26	154	492.3%	87	181	108.0%
Oakville	880	167	-81.0%	343	604	76.1%	1,223	771	-37.0%
REST OF TORONTO CMA:	1,316	791	-39.9%	188	371	97.3%	1,504	1,162	-22.7%
Ajax	534	464	-13.1%	123	272	121.1%	657	736	12.0%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Bradford	57	8	-86.0%	6	2	-66.7%	63	10	-84.1%
Orangeville	127	4	-96.9%	4	28	600.0%	131	32	-75.6%
Pickering	333	146	-56.2%	0	18	N/A	333	164	-50.8%
Tecumseth	81	78	-3.7%	0	43	N/A	81	121	49.4%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	90	39	-56.7%	55	0	-100.0%	145	39	-73.1%
West Gwillimbury	45	51	13.3%	0	0	N/A	45	51	13.3%
Mono Township **	12	20	66.7%	0	0	N/A	12	20	66.7%
DURHAM REGION:	3,333	1,609	-51.7%	690	772	11.9%	4,023	2,381	-40.8%
OSHAWA CMA:	2,229	894	-59.9%	512	480	-6.3%	2,741	1,374	-49.9%
Oshawa City	495	82	-83.4%	259	239	-7.7%	754	321	-57.4%
Newcastle	914	418	-54.3%	36	36	.0%	950	454	-52.2%
Whitby	820	394	-52.0%	217	205	-5.5%	1,037	599	-42.2%
REST OF DURHAM:	1,104	715	-35.2%	178	292	64.0%	1,282	1,007	-21.5%
Ajax	534	464	-13.1%	123	272	121.1%	657	736	12.0%
Brock	83	34	-59.0%	0	0	N/A	83	34	-59.0%
Pickering	333	146	-56.2%	0	18	N/A	333	164	-50.8%
Scuogog	64	32	-50.0%	0	2	N/A	64	34	-46.9%
Uxbridge	90	39	-56.7%	55	0	-100.0%	145	39	-73.1%
SIMCOE COUNTY:	2,452	1,726	-29.6%	1,497	1,460	-2.5%	3,949	3,186	-19.3%
BARRIE CMA:	1,582	1,077	-31.9%	828	982	18.6%	2,410	2,059	-14.6%
Barrie City	957	907	-5.2%	828	982	18.6%	1,785	1,889	5.8%
Innisfil	507	100	-80.3%	0	0	N/A	507	100	-80.3%
Vespra	118	70	-40.7%	0	0	N/A	118	70	-40.7%
COLLINGWOOD CA:	57	34	-40.4%	422	177	-58.1%	479	211	-55.9%

** not part of the Toronto CMA

-----JANUARY-AUGUST HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	321	250	-22.1%	161	11	-93.2%	482	261	-45.9%
Midland Town	79	46	-41.8%	121	9	-92.6%	200	55	-72.5%
Penetanguishene	105	29	-72.4%	38	2	-94.7%	143	31	-78.3%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	6	5	-16.7%	0	0	N/A	6	5	-16.7%
Tay Township	62	46	-25.8%	0	0	N/A	62	46	-25.8%
Tiny Township	44	106	140.9%	0	0	N/A	44	106	140.9%
Victoria Harbour	25	18	-28.0%	2	0	-100.0%	27	18	-33.3%
ORILLIA CA:	241	144	-40.2%	78	219	180.8%	319	363	13.8%
Orillia City	101	54	-46.5%	78	219	180.8%	179	273	52.5%
Orillia Township	140	90	-35.7%	0	0	N/A	140	90	-35.7%
REST OF SIMCOE COUNTY:	251	221	-12.0%	8	71	787.5%	259	292	12.7%
Adjala	9	13	44.4%	0	0	N/A	9	13	44.4%
Alliston	10	70	600.0%	2	18	800.0%	12	88	633.3%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Tecumseth	81	78	-3.7%	0	43	N/A	81	121	49.4%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	45	51	13.3%	0	0	N/A	45	51	13.3%
Bradford	57	8	-86.0%	6	2	-66.7%	63	10	-84.1%
MUSKOKA COUNTY:	265	206	-22.3%	271	131	-51.7%	536	337	-37.1%
Bracebridge	78	65	-16.7%	42	56	33.3%	120	121	.8%
Gravenhurst	18	24	33.3%	34	16	-52.9%	52	40	-23.1%
Huntsville	169	117	-30.8%	195	59	-69.7%	364	176	-51.6%
VICTORIA/HALIBURTON:	254	165	-35.0%	12	70	483.3%	266	235	-11.7%
LINDSAY CA:	151	111	-26.5%	12	70	483.3%	163	181	11.0%
Lindsay Town	118	95	-19.5%	12	70	483.3%	130	165	26.9%
Ops Township	33	16	-51.5%	0	0	N/A	33	16	-51.5%
REST OF VICTORIA/HALIBURTON:	103	54	-47.6%	0	0	N/A	103	54	-47.6%
Penelon Township	38	25	-34.2%	0	0	N/A	38	25	-34.2%
Laxton Township	5	5	.0%	0	0	N/A	5	5	.0%
Mariposa Township	60	24	-60.0%	0	0	N/A	60	24	-60.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	592	367	-38.0%	163	120	-26.4%	755	487	-35.5%
PETERBOROUGH CA:	507	345	-32.0%	163	120	-26.4%	670	465	-30.6%
Peterborough City	259	208	-19.7%	163	120	-26.4%	422	328	-22.3%
Dummer Township	35	38	8.6%	0	0	N/A	35	38	8.6%
Duoro Township	24	11	-54.2%	0	0	N/A	24	11	-54.2%
Ennismore Township	56	31	-44.6%	0	0	N/A	56	31	-44.6%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	16	2	-87.5%	0	0	N/A	16	2	-87.5%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	39	21	-46.2%	0	0	N/A	39	21	-46.2%
Smith Township	73	34	-53.4%	0	0	N/A	73	34	-53.4%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	85	22	-74.1%	0	0	N/A	85	22	-74.1%
NORTHUMBERLAND COUNTY:	531	312	-41.2%	60	20	-66.7%	591	332	-43.8%
COBOURG CA:	186	109	-41.4%	60	20	-66.7%	246	129	-47.6%
Cobourg	186	109	-41.4%	60	20	-66.7%	246	129	-47.6%
REST OF NORTHUMBERLAND:	345	203	-41.2%	0	0	N/A	345	203	-41.2%
Port Hope	79	13	-83.5%	0	0	N/A	79	13	-83.5%
Murray Township	48	87	81.3%	0	0	N/A	48	87	81.3%
Brighton Township	20	24	20.0%	0	0	N/A	20	24	20.0%
Hope Township	16	12	-25.0%	0	0	N/A	16	12	-25.0%
Percy Township	35	14	-60.0%	0	0	N/A	35	14	-60.0%
Hamilton Township	147	53	-63.9%	0	0	N/A	147	53	-63.9%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,957	206	100	236	2,128	7	613	18	503	361	3,244	8,768
STARTS - Current Month	549	42	28	72	555	18	16	0	465	118	1,036	1,745
- Year-To-Date 1990	8,174	212	562	419	5,829	444	1,818	135	2,064	1,560	9,711	19,657
- Year-To-Date 1989	18,250	272	775	967	10,195	189	1,098	289	1,561	2,220	12,854	33,596
Under Construction - 1990	10,835	183	633	695	15,156	395	2,996	156	3,385	1,879	21,537	34,434
- 1989	17,358	273	730	933	17,579	228	3,216	356	2,553	2,247	23,348	43,226
COMPLETIONS - Current Month	1,327	28	49	0	150	9	154	0	0	58	304	1,717
- Year-To-Date 1990	12,626	260	304	658	8,091	55	2,037	434	1,669	1,451	11,797	26,134
- Year-To-Date 1989	16,413	276	877	747	11,510	107	1,904	275	2,273	2,006	15,687	34,382
Completed & Not Absorbed - 1990	1,249	65	53	52	958	0	438	0	0	105	1,396	2,815
- 1989	230	10	218	142	2,491	0	355	0	0	360	2,846	3,446
Total Supply - 1990	17,041	454	786	983	18,242	402	4,047	174	3,888	2,345	26,177	46,017
- 1989	22,342	432	1,043	1,200	23,916	258	4,154	489	3,447	2,990	31,517	57,281
Absorptions - Current Month	1,319	18	60	14	129	9	480	0	0	83	609	2,029
- 3 Month Average	1,268	34	60	123	1,285	13	236	74	109	270	1,630	3,202
- 12 Month Average	1,790	34	99	114	1,052	4	289	66	182	283	1,523	3,630
GREATER TORONTO AREA												
Pending Starts	3,995	174	100	370	2,080	7	490	18	425	495	2,995	7,659
STARTS - Current Month	283	14	28	72	323	18	16	0	234	118	573	988
- Year-To-Date 1990	5,636	122	474	296	5,291	319	1,685	135	1,451	1,224	8,427	15,409
- Year-To-Date 1989	14,473	166	737	849	9,129	175	802	289	1,534	2,050	11,465	28,154
Under Construction - 1990	8,239	122	446	456	14,500	319	2,916	132	2,817	1,353	20,233	29,947
- 1989	14,322	172	698	769	16,788	214	2,990	356	2,526	2,037	22,304	38,835
COMPLETIONS - Current Month	1,108	20	61	4	0	0	140	0	0	65	140	1,333
- Year-To-Date 1990	9,879	166	303	494	7,378	57	1,786	434	1,669	1,288	10,833	22,166
- Year-To-Date 1989	13,751	212	872	753	11,243	99	1,523	149	2,036	1,873	14,802	30,638
Completed & Not Absorbed - 1990	1,015	44	55	76	905	0	317	0	0	131	1,222	2,412
- 1989	225	11	219	191	2,368	0	293	0	0	410	2,661	3,307
Total Supply - 1990	13,249	340	601	902	17,485	326	3,723	150	3,242	1,979	24,450	40,018
- 1989	18,069	301	1,012	1,078	22,822	244	3,733	489	3,420	2,823	29,975	51,168
Absorptions - Current Month	1,100	16	68	27	9	0	430	0	0	95	439	1,650
- 3 Month Average	934	21	59	65	1,242	0	197	65	109	189	1,548	2,692
- 12 Month Average	1,372	23	97	97	1,007	0	248	71	180	265	1,435	3,095
TORONTO CMA												
Pending Starts	3,561	112	100	236	2,080	7	490	18	425	361	2,995	7,029
STARTS - Current Month	234	6	28	72	323	18	4	0	234	118	561	919
- Year-To-Date 1990	4,580	106	412	275	5,133	281	1,526	135	1,413	1,103	8,072	13,861
- Year-To-Date 1989	12,139	138	737	591	8,823	175	755	279	1,343	1,782	10,921	24,980
Under Construction - 1990	6,984	106	395	482	13,961	281	2,843	132	2,779	1,290	19,583	27,963
- 1989	11,881	124	686	531	16,299	214	2,908	286	2,315	1,717	21,522	35,244
COMPLETIONS - Current Month	934	16	49	0	0	0	126	0	0	49	126	1,125
- Year-To-Date 1990	7,899	134	241	316	7,268	0	1,727	364	1,458	921	10,453	19,407
- Year-To-Date 1989	11,955	170	733	502	10,943	99	1,162	149	2,036	1,483	14,141	27,749
Completed & Not Absorbed - 1990	939	35	48	33	897	0	291	0	0	81	1,188	2,243
- 1989	158	5	205	138	2,359	0	252	0	0	343	2,611	3,117
Total Supply - 1990	11,484	253	543	751	16,938	288	3,624	150	3,204	1,732	23,766	37,235
- 1989	14,657	165	986	787	22,324	244	3,608	419	3,209	2,436	29,141	46,399
Absorptions - Current Month	936	13	60	13	9	0	430	0	0	73	439	1,461
- 3 Month Average	769	18	53	54	1,205	0	168	65	79	172	1,452	2,411
- 12 Month Average	1,122	14	89	68	978	0	236	60	162	217	1,376	2,729

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	510	70	13	16	1,686	7	359	8	243	44	2,288	2,912
STARTS - Current Month	33	2	0	0	273	0	4	0	202	0	479	514
- Year-To-Date 1990	753	40	0	23	3,573	6	1,075	26	686	55	5,334	6,182
- Year-To-Date 1989	1,613	80	155	162	5,233	120	268	58	1,000	495	6,501	8,689
Under Construction - 1990	1,100	40	49	96	8,975	6	1,282	18	1,527	169	11,784	13,093
- 1989	1,557	50	106	92	9,690	120	1,176	58	1,655	376	12,521	14,504
COMPLETIONS - Current Month	114	8	5	0	0	0	15	0	0	5	15	142
- Year-To-Date 1990	1,119	52	17	11	3,856	0	1,514	48	991	76	6,361	7,608
- Year-To-Date 1989	1,511	82	85	128	7,375	0	457	19	1,555	232	9,387	11,212
Completed & Not Absorbed - 1990	86	15	33	0	285	0	210	0	0	33	495	629
- 1989	8	2	40	55	1,556	0	7	0	0	95	1,563	1,668
Total Supply - 1990	1,696	125	95	112	10,946	13	1,851	26	1,770	246	14,567	16,634
- 1989	1,908	84	153	147	14,521	150	1,630	76	2,191	526	18,342	20,860
Absorptions - Current Month	79	1	0	0	4	0	42	0	0	0	46	126
- 3 Month Average	117	9	5	6	688	0	163	3	67	14	918	1,058
- 12 Month Average	142	7	7	13	546	0	152	16	123	36	821	1,006
TORONTO CITY												
Pending Starts	49	46	6	0	985	7	197	8	164	21	1,346	1,462
STARTS - Current Month	2	0	0	0	0	0	2	0	0	0	2	4
- Year-To-Date 1990	59	6	0	0	664	6	153	18	137	24	954	1,043
- Year-To-Date 1989	63	30	132	0	1,377	0	232	40	462	172	2,071	2,336
Under Construction - 1990	81	6	49	6	2,605	6	356	18	458	79	3,419	3,585
- 1989	56	20	83	0	3,397	0	713	40	600	123	4,710	4,909
COMPLETIONS - Current Month	0	0	5	0	0	0	8	0	0	5	8	13
- Year-To-Date 1990	67	22	5	0	1,516	0	255	40	385	45	2,156	2,290
- Year-To-Date 1989	81	44	71	0	2,432	0	56	0	894	71	3,382	3,578
Completed & Not Absorbed - 1990	4	4	30	0	89	0	118	0	0	30	207	245
- 1989	1	1	40	0	431	0	7	0	0	40	438	480
Total Supply - 1990	134	56	85	6	3,679	13	671	26	622	130	4,972	5,292
- 1989	116	34	123	0	4,274	22	897	58	984	203	6,155	6,508
Absorptions - Current Month	0	0	0	0	0	0	3	0	0	0	3	3
- 3 Month Average	9	5	5	0	263	0	55	0	67	5	385	404
- 12 Month Average	12	3	5	0	165	0	47	3	46	8	258	281
EAST YORK												
Pending Starts	19	2	0	0	0	0	0	0	0	0	0	21
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	30	0	0	0	44	0	0	0	0	0	44	74
- Year-To-Date 1989	19	0	0	0	426	0	0	0	0	0	426	445
Under Construction - 1990	20	0	0	0	433	0	0	0	0	0	433	453
- 1989	14	0	0	0	426	0	0	0	0	0	426	440
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	44	0	0	0	206	0	0	0	0	0	206	250
- Year-To-Date 1989	28	2	0	0	35	0	0	0	0	0	35	65
Completed & Not Absorbed - 1990	5	0	0	0	51	0	0	0	0	0	51	56
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	44	2	0	0	484	0	0	0	0	0	484	530
- 1989	29	1	0	0	595	0	0	0	0	0	595	625
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	7	0	0	0	52	0	0	0	0	0	52	59
- 12 Month Average	4	0	0	0	13	0	0	0	0	0	13	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	160	4	0	0	45	0	3	0	0	0	48	212
STARTS - Current Month	17	0	0	0	0	0	2	0	0	0	2	19
- Year-To-Date 1990	318	8	0	0	1,017	0	772	0	119	0	1,908	2,234
- Year-To-Date 1989	75	8	0	33	695	0	7	18	0	51	702	836
Under Construction - 1990	332	6	0	33	1,661	0	776	0	119	33	2,556	2,927
- 1989	67	4	0	33	1,151	0	9	18	110	51	1,270	1,392
COMPLETIONS - Current Month	8	4	0	0	0	0	7	0	0	0	7	19
- Year-To-Date 1990	90	6	0	0	0	0	465	0	110	0	575	671
- Year-To-Date 1989	234	8	0	0	1,097	0	398	19	153	19	1,648	1,909
Completed & Not Absorbed - 1990	6	3	0	0	0	0	14	0	0	0	14	23
- 1989	0	0	0	0	33	0	0	0	0	0	33	33
Total Supply - 1990	498	13	0	33	1,706	0	793	0	119	33	2,618	3,162
- 1989	98	4	0	33	1,184	0	9	18	110	51	1,303	1,456
Absorptions - Current Month	4	1	0	0	0	0	2	0	0	0	2	7
- 3 Month Average	10	1	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	10	1	0	0	3	0	38	2	9	2	50	63
NORTH YORK												
Pending Starts	168	0	0	0	0	0	0	0	0	0	0	168
STARTS - Current Month	7	0	0	0	0	0	0	0	202	0	202	209
- Year-To-Date 1990	215	4	0	23	709	0	0	0	202	23	911	1,153
- Year-To-Date 1989	449	0	23	11	293	0	0	0	232	34	525	1,008
Under Construction - 1990	355	4	0	23	709	0	0	0	270	23	979	1,361
- 1989	478	0	23	11	1,303	0	0	0	405	34	1,708	2,220
COMPLETIONS - Current Month	49	0	0	0	0	0	0	0	0	0	0	49
- Year-To-Date 1990	384	0	12	11	667	0	0	0	254	23	921	1,328
- Year-To-Date 1989	354	0	0	0	2,239	0	0	0	40	0	2,279	2,633
Completed & Not Absorbed - 1990	42	0	3	0	88	0	0	0	0	3	88	133
- 1989	3	0	0	0	299	0	0	0	0	0	299	302
Total Supply - 1990	565	4	3	23	797	0	0	0	270	26	1,067	1,662
- 1989	609	0	23	11	1,602	0	0	0	405	34	2,007	2,650
Absorptions - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- 3 Month Average	46	0	0	4	168	0	0	0	0	4	168	218
- 12 Month Average	47	0	2	1	145	0	0	0	28	3	173	223
SCARBOROUGH												
Pending Starts	97	2	7	16	656	0	156	0	79	23	891	1,013
STARTS - Current Month	5	0	0	0	273	0	0	0	0	0	273	278
- Year-To-Date 1990	105	4	0	0	1,139	0	150	0	228	0	1,517	1,626
- Year-To-Date 1989	925	8	0	118	1,973	120	28	0	112	238	2,113	3,284
Under Construction - 1990	286	4	0	34	3,506	0	150	0	340	34	3,996	4,320
- 1989	894	8	0	48	2,944	120	454	0	346	168	3,744	4,814
COMPLETIONS - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	499	8	0	0	1,059	0	794	0	48	0	1,901	2,408
- Year-To-Date 1989	760	4	14	128	1,445	0	0	0	258	142	1,703	2,609
Completed & Not Absorbed - 1990	25	3	0	0	57	0	78	0	0	0	135	163
- 1989	3	0	0	55	793	0	0	0	0	55	793	851
Total Supply - 1990	408	9	7	50	4,219	0	384	0	419	57	5,022	5,496
- 1989	991	12	7	103	6,197	120	724	0	358	230	7,279	8,512
Absorptions - Current Month	53	0	0	0	4	0	37	0	0	0	41	94
- 3 Month Average	43	0	0	2	69	0	108	0	0	2	177	222
- 12 Month Average	64	0	0	12	186	0	67	10	24	22	277	363

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	17	16	0	0	0	0	3	0	0	0	3	36
STARTS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	26	18	0	0	0	0	0	8	0	8	0	52
- Year-To-Date 1989	82	34	0	0	469	0	1	0	194	0	664	780
Under Construction - 1990	26	20	0	0	61	0	0	0	340	0	401	447
- 1989	48	18	0	0	469	0	0	0	194	0	663	729
COMPLETIONS - Current Month	4	4	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	35	16	0	0	408	0	0	8	194	8	602	661
- Year-To-Date 1989	54	24	0	0	127	0	3	0	210	0	340	418
Completed & Not Absorbed - 1990	4	5	0	0	0	0	0	0	0	0	0	9
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	47	41	0	0	61	0	3	0	340	0	404	492
- 1989	65	33	0	0	669	8	0	0	334	8	1,003	1,109
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	2	3	0	0	136	0	0	3	0	3	136	144
- 12 Month Average	5	3	0	0	34	0	0	1	16	1	50	59
YORK REGION												
Pending Starts	1,277	0	71	94	262	0	131	0	150	165	543	1,985
STARTS - Current Month	57	0	4	0	50	18	0	0	0	22	50	129
- Year-To-Date 1990	1,558	0	54	26	677	60	214	79	124	219	1,015	2,792
- Year-To-Date 1989	4,679	6	76	38	741	0	147	209	35	323	923	5,931
Under Construction - 1990	2,333	2	54	74	1,986	60	214	84	466	272	2,666	5,273
- 1989	4,522	12	72	85	1,651	0	144	216	35	373	1,830	6,737
COMPLETIONS - Current Month	403	0	0	0	0	0	0	0	0	0	0	403
- Year-To-Date 1990	2,940	12	28	44	1,086	0	0	133	35	205	1,121	4,278
- Year-To-Date 1989	4,446	36	25	204	1,126	3	0	57	156	289	1,282	6,053
Completed & Not Absorbed - 1990	461	6	0	3	128	0	0	0	0	3	128	598
- 1989	25	0	5	0	53	0	0	0	0	5	53	83
Total Supply - 1990	4,071	8	125	171	2,376	60	345	84	616	440	3,337	7,856
- 1989	5,626	12	77	171	1,704	0	145	216	35	464	1,884	7,986
Absorptions - Current Month	412	0	0	0	1	0	0	0	0	0	1	413
- 3 Month Average	260	0	4	9	80	0	0	5	12	18	92	370
- 12 Month Average	409	1	7	6	124	0	0	18	3	31	127	568
AURORA												
Pending Starts	14	0	6	0	0	0	0	0	0	6	0	20
STARTS - Current Month	4	0	0	0	50	0	0	0	0	0	50	54
- Year-To-Date 1990	90	0	0	0	50	0	0	0	0	0	50	140
- Year-To-Date 1989	310	0	0	0	21	0	3	0	0	0	24	334
Under Construction - 1990	143	0	0	0	50	0	0	0	0	0	50	193
- 1989	211	0	0	0	21	0	0	7	0	7	21	239
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	201	0	0	0	21	0	0	0	0	0	21	222
- Year-To-Date 1989	224	0	0	98	154	3	0	16	0	117	154	495
Completed & Not Absorbed - 1990	58	0	0	0	4	0	0	0	0	0	4	62
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1990	215	0	6	0	54	0	0	0	0	6	54	275
- 1989	332	0	0	0	21	0	0	7	0	7	21	360
Absorptions - Current Month	24	0	0	0	1	0	0	0	0	0	1	25
- 3 Month Average	7	0	0	0	5	0	0	0	0	0	5	12
- 12 Month Average	20	0	0	0	1	0	0	1	0	1	1	22

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1989	87	0	0	0	0	0	0	0	0	0	0	87
Under Construction - 1990	25	0	0	0	0	0	0	0	0	0	0	25
- 1989	78	0	0	0	0	0	0	0	0	0	0	78
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1989	115	0	0	0	0	0	0	0	0	0	0	115
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	31	0	0	0	0	0	0	0	0	0	0	31
- 1989	90	0	0	0	0	0	0	0	0	0	0	90
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
GEORGINA TOWNSHIP												
Pending Starts	45	0	5	0	4	0	0	0	0	5	4	54
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	167	0	0	0	36	0	0	0	0	0	36	203
- Year-To-Date 1989	512	6	36	16	0	0	0	64	35	116	35	669
Under Construction - 1990	178	0	0	0	36	0	0	0	0	0	36	214
- 1989	476	12	32	16	0	0	0	64	35	112	35	635
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	498	12	6	16	50	0	0	28	35	50	85	645
- Year-To-Date 1989	340	36	4	48	0	0	0	41	60	93	60	529
Completed & Not Absorbed - 1990	21	6	0	1	1	0	0	0	0	1	1	29
- 1989	0	0	2	0	0	0	0	0	0	2	0	2
Total Supply - 1990	244	6	5	1	41	0	0	0	0	6	41	297
- 1989	808	12	34	16	0	0	0	64	35	114	35	969
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	88	0	2	0	16	0	0	3	12	5	28	121
- 12 Month Average	72	1	3	1	4	0	0	5	3	9	7	89
KING												
Pending Starts	16	0	0	0	0	0	0	0	0	0	0	16
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	31	0	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1989	139	0	0	0	0	0	0	0	0	0	0	139
Under Construction - 1990	49	0	0	0	0	0	0	0	0	0	0	49
- 1989	116	0	0	0	0	0	0	0	0	0	0	116
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	67	0	0	0	0	0	0	0	0	0	0	67
- Year-To-Date 1989	154	0	0	0	0	0	0	0	0	0	0	154
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	73	0	0	0	0	0	0	0	0	0	0	73
- 1989	167	0	0	0	0	0	0	0	0	0	0	167
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	14	0	0	0	0	0	0	0	0	0	0	14

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	124	0	0	0	0	0	0	0	150	0	150	274
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	364	0	0	0	341	0	0	0	0	0	341	705
- Year-To-Date 1989	875	0	0	0	311	0	0	0	0	0	311	1,186
Under Construction - 1990	644	0	0	0	840	0	0	0	0	0	840	1,484
- 1989	864	0	0	0	311	0	0	0	0	0	311	1,175
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	326	0	0	0	384	0	0	0	0	0	384	710
- Year-To-Date 1989	1,258	0	0	0	0	0	0	0	96	0	96	1,354
Completed & Not Absorbed - 1990	30	0	0	0	10	0	0	0	0	0	10	40
- 1989	15	0	0	0	0	0	0	0	0	0	0	15
Total Supply - 1990	798	0	0	0	850	0	0	0	150	0	1,000	1,798
- 1989	1,064	0	0	0	311	0	1	0	0	0	312	1,376
Absorptions - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	69	0	0	0	31	0	0	0	0	0	31	100
NEWMARKET												
Pending Starts	298	0	0	44	0	0	131	0	0	44	131	473
STARTS - Current Month	8	0	0	0	0	18	0	0	0	18	0	26
- Year-To-Date 1990	475	0	0	0	48	60	0	0	0	60	48	583
- Year-To-Date 1989	512	0	0	0	0	0	86	40	0	40	86	638
Under Construction - 1990	386	0	0	8	48	60	0	0	0	68	48	502
- 1989	429	0	0	0	0	0	86	40	0	40	86	555
COMPLETIONS - Current Month	273	0	0	0	0	0	0	0	0	0	0	273
- Year-To-Date 1990	681	0	0	0	0	0	0	0	0	0	0	681
- Year-To-Date 1989	290	0	0	0	126	0	0	0	0	0	126	416
Completed & Not Absorbed - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	730	0	0	52	48	60	131	0	0	112	179	1,021
- 1989	503	0	0	56	0	0	86	40	0	96	86	685
Absorptions - Current Month	229	0	0	0	0	0	0	0	0	0	0	229
- 3 Month Average	48	0	0	0	0	0	0	0	0	0	0	48
- 12 Month Average	50	0	0	0	0	0	0	3	0	3	0	53
RICHMOND HILL												
Pending Starts	453	0	0	0	0	0	0	0	0	0	0	453
STARTS - Current Month	15	0	4	0	0	0	0	0	0	4	0	19
- Year-To-Date 1990	139	0	31	13	0	0	214	79	124	123	338	600
- Year-To-Date 1989	1,109	0	40	22	409	0	58	105	0	167	467	1,743
Under Construction - 1990	320	2	31	53	0	0	214	84	466	168	680	1,170
- 1989	1,056	0	40	41	1,041	0	58	105	0	186	1,099	2,341
COMPLETIONS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	411	0	22	0	631	0	0	105	0	127	631	1,169
- Year-To-Date 1989	1,017	0	21	58	846	0	0	0	0	79	846	1,942
Completed & Not Absorbed - 1990	115	0	0	0	108	0	0	0	0	0	108	223
- 1989	6	0	3	0	53	0	0	0	0	3	53	62
Total Supply - 1990	888	2	31	53	108	0	214	84	466	168	788	1,846
- 1989	1,239	0	43	71	1,094	0	58	105	0	219	1,152	2,610
Absorptions - Current Month	60	0	0	0	0	0	0	0	0	0	0	60
- 3 Month Average	33	0	2	0	59	0	0	2	0	4	59	96
- 12 Month Average	83	0	2	3	82	0	0	9	0	14	82	179

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	300	0	60	50	258	0	0	0	0	110	258	668
STARTS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	234	0	23	13	202	0	0	0	0	36	202	472
- Year-To-Date 1989	999	0	0	0	0	0	0	0	0	0	0	999
Under Construction - 1990	544	0	23	13	1,012	0	0	0	0	36	1,012	1,592
- 1989	1,160	0	0	28	278	0	0	0	0	28	278	1,466
COMPLETIONS - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	621	0	0	28	0	0	0	0	0	28	0	649
- Year-To-Date 1989	990	0	0	0	0	0	0	0	0	0	0	990
Completed & Not Absorbed - 1990	180	0	0	2	5	0	0	0	0	2	5	187
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	1,024	0	83	65	1,275	0	0	0	0	148	1,275	2,447
- 1989	1,278	0	0	28	278	0	0	0	0	28	278	1,584
Absorptions - Current Month	62	0	0	0	0	0	0	0	0	0	0	62
- 3 Month Average	55	0	0	9	0	0	0	0	0	9	0	64
- 12 Month Average	80	0	0	2	6	0	0	0	0	2	6	88
WHITCHURCH-STOUFFVILLE												
Pending Starts	23	0	0	0	0	0	0	0	0	0	0	23
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1989	136	0	0	0	0	0	0	0	0	0	0	136
Under Construction - 1990	44	0	0	0	0	0	0	0	0	0	0	44
- 1989	132	0	0	0	0	0	0	0	0	0	0	132
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	81	0	0	0	0	0	0	0	0	0	0	81
- Year-To-Date 1989	58	0	0	0	0	0	0	0	0	0	0	58
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	68	0	0	0	0	0	0	0	0	0	0	68
- 1989	145	0	0	0	0	0	0	0	0	0	0	145
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	12	0	2	0	0	0	0	0	0	2	0	14
PEEL REGION												
Pending Starts	1,530	42	16	34	0	0	0	10	32	60	32	1,664
STARTS - Current Month	77	4	8	72	0	0	0	0	32	80	32	193
- Year-To-Date 1990	1,257	12	256	126	200	0	229	30	603	412	1,032	2,713
- Year-To-Date 1989	3,413	40	323	204	2,703	0	268	0	294	527	3,265	7,245
Under Construction - 1990	2,085	14	205	126	2,056	0	1,243	30	736	361	4,035	6,495
- 1989	3,380	40	385	191	3,953	0	1,494	0	611	576	6,058	10,054
COMPLETIONS - Current Month	275	4	32	0	0	0	0	0	0	32	0	311
- Year-To-Date 1990	1,896	38	108	64	1,950	0	0	60	418	232	2,368	4,534
- Year-To-Date 1989	3,592	12	346	26	2,063	15	535	0	325	387	2,923	6,914
Completed & Not Absorbed - 1990	207	5	15	23	452	0	17	0	0	38	469	719
- 1989	88	0	101	38	723	0	180	0	0	139	903	1,130
Total Supply - 1990	3,822	61	236	183	2,508	0	1,260	40	768	459	4,536	8,878
- 1989	4,078	40	486	229	4,676	0	1,674	0	919	715	7,269	12,102
Absorptions - Current Month	282	9	45	2	4	0	316	0	0	47	320	658
- 3 Month Average	218	5	19	14	374	0	0	20	0	53	374	650
- 12 Month Average	303	2	52	21	258	0	68	8	35	81	361	747

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	586	0	16	0	0	0	0	0	0	16	0	602
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	515	0	160	54	0	0	229	0	100	214	329	1,058
- Year-To-Date 1989	1,392	0	165	0	292	0	0	0	101	165	393	1,950
Under Construction - 1990	624	0	109	54	0	0	229	0	100	163	329	1,116
- 1989	1,397	0	165	0	528	0	0	0	0	165	528	2,090
COMPLETIONS - Current Month	77	0	11	0	0	0	0	0	0	11	0	88
- Year-To-Date 1990	712	0	63	0	382	0	0	60	0	123	382	1,217
- Year-To-Date 1989	1,365	10	264	0	680	0	114	0	204	264	998	2,637
Completed & Not Absorbed - 1990	64	0	6	0	87	0	0	0	0	6	87	157
- 1989	24	0	83	0	350	0	0	0	0	83	350	457
Total Supply - 1990	1,274	0	131	54	87	0	229	0	100	185	416	1,875
- 1989	1,781	0	248	0	878	0	0	0	100	248	978	3,007
Absorptions - Current Month	91	0	11	0	0	0	0	0	0	11	0	102
- 3 Month Average	66	0	15	0	33	0	0	20	0	35	33	134
- 12 Month Average	132	0	28	0	57	0	7	8	0	36	64	232
CALEDON												
Pending Starts	31	0	0	0	0	0	0	0	0	0	0	31
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	102	0	0	0	0	0	0	0	0	0	0	102
- Year-To-Date 1989	163	0	0	0	0	0	0	0	0	0	0	163
Under Construction - 1990	160	0	0	0	0	0	0	0	0	0	0	160
- 1989	172	0	0	0	0	0	0	0	0	0	0	172
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	193	0	0	0	0	0	0	0	0	0	0	193
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	191	0	0	0	0	0	0	0	0	0	0	191
- 1989	219	0	0	0	0	0	0	0	0	0	0	219
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
MISSISSAUGA												
Pending Starts	913	42	0	34	0	0	0	10	32	44	32	1,031
STARTS - Current Month	56	4	8	72	0	0	0	0	32	80	32	172
- Year-To-Date 1990	640	12	96	72	200	0	0	30	503	198	703	1,553
- Year-To-Date 1989	1,858	40	158	204	2,411	0	268	0	193	362	2,872	5,132
Under Construction - 1990	1,301	14	96	72	2,056	0	1,014	30	636	198	3,706	5,219
- 1989	1,811	40	220	191	3,425	0	1,494	0	611	411	5,530	7,792
COMPLETIONS - Current Month	198	4	21	0	0	0	0	0	0	21	0	223
- Year-To-Date 1990	1,085	38	45	64	1,568	0	0	0	418	109	1,986	3,218
- Year-To-Date 1989	2,034	2	82	26	1,383	15	421	0	121	123	1,925	4,084
Completed & Not Absorbed - 1990	143	5	9	23	365	0	17	0	0	32	382	562
- 1989	64	0	18	38	373	0	180	0	0	56	553	673
Total Supply - 1990	2,357	61	105	129	2,421	0	1,031	40	668	274	4,120	6,812
- 1989	2,078	40	238	229	3,798	0	1,674	0	819	467	6,291	8,876
Absorptions - Current Month	191	9	34	2	4	0	316	0	0	36	320	556
- 3 Month Average	139	5	4	14	341	0	0	0	0	18	341	503
- 12 Month Average	155	2	24	21	201	0	61	0	26	22	327	582

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	203	2	0	226	132	0	0	0	0	226	132	563
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	459	8	38	121	500	215	0	0	0	374	500	1,341
- Year-To-Date 1989	1,435	8	183	295	253	0	66	12	14	490	333	2,266
Under Construction - 1990	662	6	49	128	547	215	0	0	50	392	597	1,657
- 1989	1,301	8	131	281	821	0	112	12	14	424	947	2,680
COMPLETIONS - Current Month	66	2	12	4	0	0	0	0	0	16	0	84
- Year-To-Date 1990	1,191	20	65	328	225	57	60	12	14	462	299	1,972
- Year-To-Date 1989	1,216	4	245	242	433	0	14	0	0	487	447	2,154
Completed & Not Absorbed - 1990	208	4	6	48	35	0	21	0	0	54	56	322
- 1989	91	2	18	58	36	0	0	0	0	76	36	205
Total Supply - 1990	1,073	12	55	402	714	215	21	0	50	672	785	2,542
- 1989	1,710	10	237	339	857	0	112	12	64	588	1,033	3,341
Absorptions - Current Month	75	1	11	24	0	0	0	0	0	35	0	111
- 3 Month Average	107	2	16	35	42	0	4	0	0	51	46	206
- 12 Month Average	152	1	18	41	58	0	5	6	1	65	64	282
URLINGTON												
Pending Starts	49	2	0	134	0	0	0	0	0	134	0	185
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	238	6	21	64	0	0	0	0	0	85	0	329
- Year-To-Date 1989	317	8	0	161	169	0	0	0	0	161	169	655
Under Construction - 1990	78	6	10	17	62	0	0	0	0	27	62	173
- 1989	188	8	12	143	352	0	52	0	0	155	404	755
COMPLETIONS - Current Month	34	0	12	4	0	0	0	0	0	16	0	50
- Year-To-Date 1990	402	12	18	174	107	57	0	0	0	249	107	770
- Year-To-Date 1989	454	0	48	174	288	0	0	0	0	222	288	964
Completed & Not Absorbed - 1990	52	0	6	41	8	0	0	0	0	47	8	107
- 1989	59	1	1	49	9	0	0	0	0	50	9	119
Total Supply - 1990	179	8	16	192	70	0	0	0	0	208	70	465
- 1989	278	9	13	192	361	0	52	0	0	205	413	905
Absorptions - Current Month	29	0	8	13	0	0	0	0	0	21	0	50
- 3 Month Average	35	1	1	11	37	0	0	0	0	12	37	85
- 12 Month Average	45	1	2	21	29	0	0	5	0	28	29	103
ALTON HILLS												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	27	0	0	33	0	0	0	0	0	33	0	60
- Year-To-Date 1989	177	0	0	0	84	0	40	0	0	0	124	301
Under Construction - 1990	89	0	0	33	0	0	0	0	0	33	0	122
- 1989	137	0	0	0	242	0	40	0	0	0	282	419
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	294	2	0	0	84	0	40	0	0	0	124	420
- Year-To-Date 1989	93	0	0	0	0	0	0	0	0	0	0	93
Completed & Not Absorbed - 1990	112	1	0	0	10	0	0	0	0	0	10	123
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	204	1	0	33	10	0	0	0	0	33	10	248
- 1989	276	0	0	0	242	0	40	0	0	0	282	558
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	16	0	0	0	5	0	0	0	0	0	5	21
- 12 Month Average	23	0	0	6	8	0	3	0	0	6	11	40

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	27	0	0	0	154	0	0	0	0	0	154	181
- Year-To-Date 1989	61	0	0	0	0	0	0	12	14	12	14	87
Under Construction - 1990	51	0	0	0	154	0	0	0	0	0	154	205
- 1989	67	0	0	0	0	0	0	12	14	12	14	93
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	18	0	0	0	0	0	0	12	14	12	14	44
- Year-To-Date 1989	63	0	0	0	0	0	8	0	0	0	8	71
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	54	0	0	0	154	0	0	0	0	0	154	208
- 1989	67	0	0	0	0	0	0	12	14	12	14	93
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	6	0	0	0	0	0	0	1	1	1	1	8
OAKVILLE												
Pending Starts	148	0	0	92	132	0	0	0	0	92	132	372
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	167	2	17	24	346	215	0	0	0	256	346	771
- Year-To-Date 1989	880	0	183	134	0	0	26	0	0	317	26	1,223
Under Construction - 1990	444	0	39	78	331	215	0	0	50	332	381	1,157
- 1989	909	0	119	138	227	0	20	0	0	257	247	1,413
COMPLETIONS - Current Month	28	2	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	477	6	47	154	34	0	20	0	0	201	54	738
- Year-To-Date 1989	606	4	197	68	145	0	6	0	0	265	151	1,026
Completed & Not Absorbed - 1990	44	3	0	7	17	0	21	0	0	7	38	92
- 1989	32	1	17	9	27	0	0	0	0	26	27	86
Total Supply - 1990	636	3	39	177	480	215	21	0	50	431	551	1,621
- 1989	1,089	1	224	147	254	0	20	0	50	371	324	1,785
Absorptions - Current Month	42	1	3	11	0	0	0	0	0	14	0	57
- 3 Month Average	54	1	15	24	0	0	4	0	0	39	4	98
- 12 Month Average	78	0	16	14	21	0	2	0	0	30	23	131
REST OF TORONTO CMA												
Pending Starts	90	0	0	0	0	0	0	0	0	0	0	90
STARTS - Current Month	62	0	16	0	0	0	0	0	0	16	0	78
- Year-To-Date 1990	791	52	85	43	183	0	8	0	0	128	191	1,162
- Year-To-Date 1989	1,316	12	0	53	62	55	6	0	0	108	68	1,504
Under Construction - 1990	882	50	48	75	459	0	104	0	0	123	563	1,618
- 1989	1,309	22	4	25	536	94	34	0	0	123	570	2,024
COMPLETIONS - Current Month	110	2	12	0	0	0	111	0	0	12	111	235
- Year-To-Date 1990	1,155	24	41	43	258	0	153	111	0	195	411	1,785
- Year-To-Date 1989	1,644	36	80	76	234	81	156	73	0	310	390	2,380
Completed & Not Absorbed - 1990	29	5	0	0	5	0	43	0	0	0	48	82
- 1989	5	2	42	36	0	0	65	0	0	78	65	150
Total Supply - 1990	1,001	55	48	75	464	0	147	0	0	123	611	1,790
- 1989	1,613	28	46	93	927	94	99	115	0	348	1,026	3,015
Absorptions - Current Month	117	2	12	0	0	0	72	0	0	12	72	203
- 3 Month Average	102	3	10	1	58	0	1	37	0	48	59	212
- 12 Month Average	161	4	7	8	21	0	11	17	0	32	32	229

AUGUST 1990 -----

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	475	60	0	0	0	0	0	0	0	0	0	535
STARTS - Current Month	107	8	16	0	0	0	12	0	0	16	12	143
- Year-To-Date 1990	1,609	62	126	0	341	38	167	0	38	164	546	2,381
- Year-To-Date 1989	3,333	32	0	150	199	55	53	10	191	215	443	4,023
Under Construction - 1990	2,059	60	89	32	936	38	177	0	38	159	1,151	3,429
- 1989	3,562	62	4	120	673	94	64	70	211	288	948	4,860
COMPLETIONS - Current Month	250	6	12	0	0	0	125	0	0	12	125	393
- Year-To-Date 1990	2,733	44	85	47	261	0	212	181	211	313	684	3,774
- Year-To-Date 1989	2,986	78	171	153	246	81	517	73	0	478	763	4,305
Completed & Not Absorbed - 1990	53	14	1	2	5	0	69	0	0	3	74	144
- 1989	13	7	55	40	0	0	106	0	0	95	106	221
Total Supply - 1990	2,587	134	90	34	941	38	246	0	38	162	1,225	4,108
- 1989	4,747	155	59	192	1,064	94	172	185	211	530	1,447	6,879
Absorptions - Current Month	252	5	12	1	0	0	72	0	0	13	72	342
- 3 Month Average	232	5	15	1	58	0	30	37	30	53	118	408
- 12 Month Average	366	12	13	16	21	0	23	23	18	52	62	492
OSHAWA CMA												
Pending Starts	363	60	0	0	0	0	0	0	0	0	0	423
STARTS - Current Month	49	8	0	0	0	0	12	0	0	0	12	69
- Year-To-Date 1990	894	40	41	0	158	38	165	0	38	79	361	1,374
- Year-To-Date 1989	2,229	24	0	97	137	0	53	10	191	107	381	2,741
Under Construction - 1990	1,145	32	41	0	477	38	71	0	38	79	586	1,842
- 1989	2,275	44	0	103	137	0	64	70	211	173	412	2,904
COMPLETIONS - Current Month	153	6	0	0	0	0	14	0	0	0	14	173
- Year-To-Date 1990	1,660	28	44	12	3	0	101	70	211	126	315	2,129
- Year-To-Date 1989	1,621	44	91	81	12	0	361	0	0	172	373	2,210
Completed & Not Absorbed - 1990	37	9	1	2	0	0	30	0	0	3	30	79
- 1989	11	5	13	4	0	0	41	0	0	17	41	74
Total Supply - 1990	1,545	101	42	2	477	38	101	0	38	82	616	2,344
- 1989	3,115	133	13	107	137	0	105	70	211	190	453	3,891
Absorptions - Current Month	148	5	0	1	0	0	0	0	0	1	0	154
- 3 Month Average	138	3	5	0	0	0	30	0	30	5	60	206
- 12 Month Average	223	9	6	9	0	0	15	6	18	21	33	286
AJAX												
Pending Starts	50	0	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	464	20	69	0	183	0	0	0	0	69	183	736
- Year-To-Date 1989	534	6	0	0	62	55	0	0	0	55	62	657
Under Construction - 1990	561	28	32	32	459	0	0	0	0	64	459	1,112
- 1989	564	18	4	0	62	94	0	0	0	98	62	742
COMPLETIONS - Current Month	71	0	12	0	0	0	0	0	0	12	0	83
- Year-To-Date 1990	567	8	41	17	0	0	0	0	0	58	0	633
- Year-To-Date 1989	289	30	0	0	0	0	156	0	0	0	156	475
Completed & Not Absorbed - 1990	2	4	0	0	0	0	0	0	0	0	0	6
- 1989	0	2	0	0	0	0	65	0	0	0	65	67
Total Supply - 1990	613	32	32	32	459	0	0	0	0	64	459	1,168
- 1989	718	20	4	32	453	94	65	0	0	130	518	1,386
Absorptions - Current Month	76	0	12	0	0	0	0	0	0	12	0	88
- 3 Month Average	57	0	10	1	0	0	0	0	0	11	0	68
- 12 Month Average	61	2	2	1	0	0	8	8	0	11	8	82

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	34	0	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1989	83	0	0	0	0	0	0	0	0	0	0	83
Under Construction - 1990	73	0	0	0	0	0	0	0	0	0	0	73
- 1989	66	0	0	0	0	0	0	0	0	0	0	66
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1989	106	0	0	36	0	0	0	0	0	36	0	142
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	74	0	0	0	0	0	0	0	0	0	0	74
- 1989	66	0	0	0	0	0	0	0	0	0	0	66
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
NEWCASTLE												
Pending Starts	77	48	0	0	0	0	0	0	0	0	0	125
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	418	12	24	0	0	0	0	0	0	24	0	454
- Year-To-Date 1989	914	16	0	20	0	0	0	0	0	20	0	950
Under Construction - 1990	455	2	24	0	0	0	0	0	0	24	0	481
- 1989	755	20	0	26	0	0	0	0	0	26	0	801
COMPLETIONS - Current Month	58	2	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1990	726	12	44	0	0	0	14	0	0	44	14	796
- Year-To-Date 1989	520	10	0	19	0	0	121	0	0	19	121	670
Completed & Not Absorbed - 1990	3	2	1	1	0	0	4	0	0	2	4	11
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	535	52	25	1	0	0	4	0	0	26	4	617
- 1989	1,454	100	0	26	0	0	0	0	0	26	0	1,580
Absorptions - Current Month	58	2	0	0	0	0	0	0	0	0	0	60
- 3 Month Average	54	0	5	0	0	0	3	0	0	5	3	62
- 12 Month Average	105	2	4	2	0	0	1	0	0	6	1	114
OSHAWA CITY												
Pending Starts	10	10	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	1	4	0	0	0	0	12	0	0	0	12	17
- Year-To-Date 1990	82	22	0	0	14	0	165	0	38	0	217	321
- Year-To-Date 1989	495	8	0	0	0	0	50	10	191	10	241	754
Under Construction - 1990	121	24	0	0	50	0	71	0	38	0	159	304
- 1989	491	24	0	0	0	0	64	70	211	70	275	860
COMPLETIONS - Current Month	18	4	0	0	0	0	14	0	0	0	14	36
- Year-To-Date 1990	286	16	0	0	0	0	87	70	211	70	298	670
- Year-To-Date 1989	358	26	48	0	12	0	237	0	0	48	249	681
Completed & Not Absorbed - 1990	14	6	0	0	0	0	26	0	0	0	26	46
- 1989	9	4	0	0	0	0	41	0	0	0	41	54
Total Supply - 1990	145	40	0	0	50	0	97	0	38	0	185	370
- 1989	526	32	0	0	0	0	105	70	211	70	316	944
Absorptions - Current Month	18	3	0	0	0	0	0	0	0	0	0	21
- 3 Month Average	19	3	0	0	0	0	27	0	30	0	57	79
- 12 Month Average	44	7	0	0	0	0	14	6	18	6	32	89

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	27	0	0	0	0	0	0	0	0	0	0	27
STARTS - Current Month	12	0	16	0	0	0	0	0	0	16	0	28
- Year-To-Date 1990	146	2	16	0	0	0	0	0	0	16	0	164
- Year-To-Date 1989	333	0	0	0	0	0	0	0	0	0	0	333
Under Construction - 1990	173	0	16	0	0	0	104	0	0	16	104	293
- 1989	483	0	0	0	474	0	0	0	0	0	474	957
COMPLETIONS - Current Month	21	0	0	0	0	0	111	0	0	0	111	132
- Year-To-Date 1990	365	8	0	18	258	0	111	111	0	129	369	871
- Year-To-Date 1989	766	2	80	0	234	0	0	73	0	153	234	1,155
Completed & Not Absorbed - 1990	13	1	0	0	5	0	39	0	0	0	44	58
- 1989	1	0	42	0	0	0	0	0	0	42	0	43
Total Supply - 1990	213	1	16	0	5	0	143	0	0	16	148	378
- 1989	593	2	42	0	474	0	0	115	0	157	474	1,226
Absorptions - Current Month	23	0	0	0	0	0	72	0	0	0	72	95
- 3 Month Average	27	2	0	0	58	0	0	37	0	37	58	124
- 12 Month Average	57	1	5	2	21	0	0	9	0	16	21	95
SCUGOG												
Pending Starts	28	0	0	0	0	0	0	0	0	0	0	28
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	32	0	0	0	0	0	2	0	0	0	2	34
- Year-To-Date 1989	64	0	0	0	0	0	0	0	0	0	0	64
Under Construction - 1990	63	0	0	0	0	0	2	0	0	0	2	65
- 1989	113	0	0	0	0	0	0	0	0	0	0	113
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	97	0	0	0	0	0	0	0	0	0	0	97
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	91	0	0	0	0	0	2	0	0	0	2	93
- 1989	191	0	0	0	0	0	2	0	0	0	2	193
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
UXBRIDGE												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1989	90	2	0	53	0	0	0	0	0	53	0	145
Under Construction - 1990	44	0	0	0	0	0	0	0	0	0	0	44
- 1989	61	0	0	17	0	0	0	0	0	17	0	78
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1989	107	2	0	36	0	81	0	0	0	117	0	226
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	36	0	0	0	0	0	36	0	37
Total Supply - 1990	51	0	0	0	0	0	0	0	0	0	0	51
- 1989	64	0	0	53	0	0	0	0	0	53	0	117
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	7	0	0	4	0	0	0	0	0	4	0	11

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	276	2	0	0	0	0	0	0	0	0	0	278
STARTS - Current Month	42	4	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1990	394	6	17	0	144	38	0	0	0	55	144	599
- Year-To-Date 1989	820	0	0	77	137	0	3	0	0	77	140	1,037
Under Construction - 1990	569	6	17	0	427	38	0	0	0	55	427	1,057
- 1989	1,029	0	0	77	137	0	0	0	0	77	137	1,243
COMPLETIONS - Current Month	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	648	0	0	12	3	0	0	0	0	12	3	663
- Year-To-Date 1989	743	8	43	62	0	0	3	0	0	105	3	859
Completed & Not Absorbed - 1990	20	1	0	1	0	0	0	0	0	1	0	22
- 1989	1	1	13	4	0	0	0	0	0	17	0	19
Total Supply - 1990	865	9	17	1	427	38	0	0	0	56	427	1,357
- 1989	1,135	1	13	81	137	0	0	0	0	94	137	1,367
Absorptions - Current Month	72	0	0	1	0	0	0	0	0	1	0	73
- 3 Month Average	65	0	0	0	0	0	0	0	0	0	0	65
- 12 Month Average	74	0	2	7	0	0	0	0	0	9	0	83
SIMCOE COUNTY												
Pending Starts	462	10	0	0	48	0	4	0	0	0	52	524
STARTS - Current Month	169	28	0	0	232	0	0	0	231	0	463	660
- Year-To-Date 1990	1,726	46	94	106	396	116	109	0	593	316	1,098	3,186
- Year-To-Date 1989	2,452	72	25	237	1,016	6	114	0	27	268	1,157	3,949
Under Construction - 1990	1,682	39	114	64	466	76	72	0	548	254	1,086	3,061
- 1989	1,942	77	31	199	832	6	89	0	27	236	948	3,203
COMPLETIONS - Current Month	157	2	0	0	150	0	10	0	0	0	160	319
- Year-To-Date 1990	1,721	66	4	214	672	46	89	0	0	264	761	2,812
- Year-To-Date 1989	1,797	36	14	150	371	8	318	0	197	172	886	2,891
Completed & Not Absorbed - 1990	240	14	4	6	58	0	120	0	0	10	178	442
- 1989	51	0	0	0	132	0	62	0	0	0	194	245
Total Supply - 1990	2,384	63	118	70	572	76	196	0	548	264	1,316	4,027
- 1989	2,706	107	31	199	970	6	215	0	27	236	1,212	4,261
Absorptions - Current Month	142	2	0	0	120	0	45	0	0	0	165	309
- 3 Month Average	210	9	1	51	64	13	22	9	0	74	86	379
- 12 Month Average	252	8	2	26	56	4	19	0	2	32	77	369
BARRIE CA												
Pending Starts	357	8	0	0	0	0	0	0	0	0	0	365
STARTS - Current Month	131	26	0	0	232	0	0	0	125	0	357	514
- Year-To-Date 1990	1,077	40	78	42	304	0	76	0	442	120	822	2,059
- Year-To-Date 1989	1,582	26	1	46	649	6	73	0	27	53	749	2,410
Under Construction - 1990	1,035	26	66	0	232	0	66	0	442	66	740	1,867
- 1989	1,277	26	7	10	477	6	67	0	27	23	571	1,897
COMPLETIONS - Current Month	122	0	0	0	150	0	10	0	0	0	160	282
- Year-To-Date 1990	1,066	34	0	42	549	6	35	0	0	48	584	1,732
- Year-To-Date 1989	1,124	0	14	66	188	8	192	0	197	88	577	1,789
Completed & Not Absorbed - 1990	228	14	4	6	58	0	116	0	0	10	174	426
- 1989	50	0	0	0	132	0	62	0	0	0	194	244
Total Supply - 1990	1,620	48	70	6	290	0	182	0	442	76	914	2,658
- 1989	1,703	26	7	10	609	6	129	0	27	23	765	2,517
Absorptions - Current Month	107	0	0	0	120	0	45	0	0	0	165	272
- 3 Month Average	138	5	0	9	50	0	19	0	0	9	69	221
- 12 Month Average	154	3	0	5	33	1	13	0	2	6	48	211

AUGUST 1990 -----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	267	8	0	0	0	0	0	0	0	0	0	275
STARTS - Current Month	115	26	0	0	232	0	0	0	125	0	357	498
- Year-To-Date 1990	907	40	78	42	304	0	76	0	442	120	822	1,889
- Year-To-Date 1989	957	26	1	46	649	6	73	0	27	53	749	1,785
Under Construction - 1990	654	26	66	0	232	0	66	0	442	66	740	1,486
- 1989	739	26	7	10	477	6	67	0	27	23	571	1,359
COMPLETIONS - Current Month	107	0	0	0	150	0	10	0	0	0	160	267
- Year-To-Date 1990	763	34	0	42	549	6	35	0	0	48	584	1,429
- Year-To-Date 1989	643	0	14	66	188	8	192	0	197	88	577	1,308
Completed & Not Absorbed - 1990	224	14	4	6	58	0	116	0	0	10	174	422
- 1989	48	0	0	0	132	0	62	0	0	0	194	242
Total Supply - 1990	1,145	48	70	6	290	0	182	0	442	76	914	2,183
- 1989	863	26	7	10	609	6	129	0	27	23	765	1,677
Absorptions - Current Month	92	0	0	0	120	0	45	0	0	0	165	257
- 3 Month Average	108	5	0	9	50	0	19	0	0	9	69	191
- 12 Month Average	88	3	0	5	33	1	13	0	2	6	48	145
INNISFIL												
Pending Starts	87	0	0	0	0	0	0	0	0	0	0	87
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	100	0	0	0	0	0	0	0	0	0	0	100
- Year-To-Date 1989	507	0	0	0	0	0	0	0	0	0	0	507
Under Construction - 1990	298	0	0	0	0	0	0	0	0	0	0	298
- 1989	445	0	0	0	0	0	0	0	0	0	0	445
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	229	0	0	0	0	0	0	0	0	0	0	229
- Year-To-Date 1989	392	0	0	0	0	0	0	0	0	0	0	392
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	389	0	0	0	0	0	0	0	0	0	0	389
- 1989	742	0	0	0	0	0	0	0	0	0	0	742
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	19	0	0	0	0	0	0	0	0	0	0	19
- 12 Month Average	54	0	0	0	0	0	0	0	0	0	0	54
VESPREA												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	118	0	0	0	0	0	0	0	0	0	0	118
Under Construction - 1990	83	0	0	0	0	0	0	0	0	0	0	83
- 1989	93	0	0	0	0	0	0	0	0	0	0	93
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	74	0	0	0	0	0	0	0	0	0	0	74
- Year-To-Date 1989	89	0	0	0	0	0	0	0	0	0	0	89
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	86	0	0	0	0	0	0	0	0	0	0	86
- 1989	98	0	0	0	0	0	0	0	0	0	0	98
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	15	0	0	0	48	0	0	0	0	0	48	63
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	34	0	0	0	92	40	0	0	45	40	137	211
- Year-To-Date 1989	57	10	0	75	337	0	0	0	0	75	337	479
Under Construction - 1990	24	5	0	0	234	0	0	0	0	0	234	263
- 1989	49	19	0	86	337	0	0	0	0	86	337	491
COMPLETIONS - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	51	14	0	69	105	40	0	0	0	109	105	279
- Year-To-Date 1989	26	28	0	55	120	0	0	0	0	55	120	229
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	39	5	0	0	282	0	0	0	0	0	282	326
- 1989	70	37	0	86	343	0	52	0	0	86	395	588
Absorptions - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	8	3	0	19	14	13	0	0	0	32	14	57
- 12 Month Average	8	1	0	12	21	3	0	0	0	15	21	45
MIDLAND CA												
Pending Starts	36	0	0	0	0	0	2	0	0	0	2	38
STARTS - Current Month	9	2	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	250	2	0	0	0	0	9	0	0	0	9	261
- Year-To-Date 1989	321	34	0	103	12	0	12	0	0	103	24	482
Under Construction - 1990	191	2	0	0	0	0	0	0	0	0	0	193
- 1989	222	30	0	103	0	0	4	0	0	103	4	359
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	277	18	0	103	0	0	11	0	0	103	11	409
- Year-To-Date 1989	266	6	0	16	0	0	29	0	0	16	29	317
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	227	2	0	0	0	0	2	0	0	0	2	231
- 1989	341	38	0	103	0	0	7	0	0	103	7	489
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	31	1	0	23	0	0	2	0	0	23	2	57
- 12 Month Average	38	4	0	9	0	0	2	0	0	9	2	53
MIDLAND TOWN												
Pending Starts	12	0	0	0	0	0	2	0	0	0	2	14
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	46	0	0	0	0	0	9	0	0	0	9	55
- Year-To-Date 1989	79	8	0	103	0	0	10	0	0	103	10	200
Under Construction - 1990	28	0	0	0	0	0	0	0	0	0	0	28
- 1989	59	4	0	103	0	0	2	0	0	103	2	168
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	60	4	0	103	0	0	11	0	0	103	11	178
- Year-To-Date 1989	88	6	0	0	0	0	20	0	0	0	20	114
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	40	0	0	0	0	0	2	0	0	0	2	42
- 1989	71	4	0	103	0	0	5	0	0	103	5	183
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	5	0	0	23	0	0	2	0	0	23	2	30
- 12 Month Average	9	1	0	9	0	0	2	0	0	9	2	21

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	23	2	0	0	0	0	2	0	0	0	2	27
STARTS - Current Month	15	0	0	0	0	0	0	0	106	0	106	121
- Year-To-Date 1990	144	0	0	21	0	76	16	0	106	97	122	363
- Year-To-Date 1989	241	0	24	13	18	0	23	0	0	37	41	319
Under Construction - 1990	236	0	0	21	0	76	6	0	106	97	112	445
- 1989	235	0	24	0	18	0	12	0	0	24	30	289
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	162	0	0	0	18	0	29	0	0	0	47	209
- Year-To-Date 1989	97	0	0	13	63	0	44	0	0	13	107	217
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	259	2	0	21	0	76	8	0	106	97	114	472
- 1989	349	2	24	0	18	0	20	0	0	24	38	413
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	16	0	0	0	0	0	0	9	0	9	0	25
- 12 Month Average	23	0	2	0	2	0	3	0	0	2	5	30
REST OF SIMCOE COUNTY												
Pending Starts	31	0	0	0	0	0	0	0	0	0	0	31
STARTS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	221	4	16	43	0	0	8	0	0	59	8	292
- Year-To-Date 1989	251	2	0	0	0	0	6	0	0	0	6	259
Under Construction - 1990	196	6	48	43	0	0	0	0	0	91	0	293
- 1989	159	2	0	0	0	0	6	0	0	0	6	167
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	165	0	4	0	0	0	14	0	0	4	14	183
- Year-To-Date 1989	284	2	0	0	0	0	53	0	0	0	53	339
Completed & Not Absorbed - 1990	12	0	0	0	0	0	4	0	0	0	4	16
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	239	6	48	43	0	0	4	0	0	91	4	340
- 1989	243	4	0	0	0	0	7	0	0	0	7	254
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	17	0	1	0	0	0	1	0	0	1	1	19
- 12 Month Average	29	0	0	0	0	0	1	0	0	0	1	30
BRADFORD												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	8	2	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1989	57	0	0	0	0	0	6	0	0	0	6	63
Under Construction - 1990	8	2	0	0	0	0	0	0	0	0	0	10
- 1989	38	0	0	0	0	0	6	0	0	0	6	44
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	25	0	0	0	0	0	6	0	0	0	6	31
- Year-To-Date 1989	79	2	0	0	0	0	0	0	0	0	0	81
Completed & Not Absorbed - 1990	9	0	0	0	0	0	0	0	0	0	0	9
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	22	2	0	0	0	0	0	0	0	0	0	24
- 1989	53	2	0	0	0	0	6	0	0	0	6	61
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	4	0	0	0	0	0	1	0	0	0	1	5

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	70	2	16	0	0	0	0	0	0	16	0	88
- Year-To-Date 1989	10	2	0	0	0	0	0	0	0	0	0	12
Under Construction - 1990	76	4	48	0	0	0	0	0	0	48	0	128
- 1989	10	2	0	0	0	0	0	0	0	0	0	12
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	4	0	0	0	0	0	0	4	0	6
- Year-To-Date 1989	20	0	0	0	0	0	53	0	0	0	53	73
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	95	4	48	0	0	0	0	0	0	48	0	147
- 1989	18	2	0	0	0	0	1	0	0	0	1	21
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	1	0	0	0	0	0	0	1	0	1
- 12 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
MUSKOKA DISTRICT												
Pending Starts	136	6	0	0	0	0	14	0	0	0	14	156
STARTS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	206	22	15	43	18	9	24	0	0	67	42	337
- Year-To-Date 1989	265	14	13	42	159	0	43	0	0	55	202	536
Under Construction - 1990	278	6	83	154	0	0	8	0	0	237	8	529
- 1989	273	6	13	36	214	0	18	0	0	49	232	560
COMPLETIONS - Current Month	0	0	0	0	0	9	4	0	0	9	4	13
- Year-To-Date 1990	346	20	15	52	102	9	52	0	0	76	154	596
- Year-To-Date 1989	245	14	15	0	89	0	35	0	40	15	164	438
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	414	12	83	154	0	0	22	0	0	237	22	685
- 1989	501	7	13	43	329	0	23	0	0	56	352	916
Absorptions - Current Month	0	0	0	0	0	9	4	0	0	9	4	13
- 3 Month Average	25	4	1	18	16	0	14	0	0	19	30	78
- 12 Month Average	38	2	2	7	14	0	6	0	0	9	20	69
BRACEBRIDGE												
Pending Starts	66	6	0	0	0	0	0	0	0	0	0	72
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	65	22	3	27	0	0	4	0	0	30	4	121
- Year-To-Date 1989	78	14	13	0	0	0	15	0	0	13	15	120
Under Construction - 1990	87	6	47	27	0	0	4	0	0	74	4	171
- 1989	50	6	13	0	0	0	0	0	0	13	0	69
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	73	18	3	0	0	0	36	0	0	3	36	130
- Year-To-Date 1989	111	10	9	0	0	0	25	0	0	9	25	155
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	153	12	47	27	0	0	4	0	0	74	4	243
- 1989	183	6	13	0	41	0	1	0	0	13	42	244
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	18	3	1	0	0	0	12	0	0	1	12	34
- 12 Month Average	11	2	1	0	0	0	3	0	0	1	3	17

AUGUST 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	24	0	12	0	0	0	4	0	0	12	4	40
- Year-To-Date 1989	18	0	0	34	0	0	0	0	0	34	0	52
Under Construction - 1990	25	0	12	48	0	0	4	0	0	60	4	89
- 1989	25	0	0	28	0	0	0	0	0	28	0	53
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	37	2	12	26	0	0	0	0	0	38	0	77
- Year-To-Date 1989	22	4	6	0	4	0	0	0	0	6	4	36
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	37	0	12	48	0	0	4	0	0	60	4	101
- 1989	62	1	0	35	74	0	4	0	0	35	78	176
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	4	1	0	9	0	0	0	0	0	9	0	14
- 12 Month Average	6	0	1	5	0	0	0	0	0	6	0	12
HUNTSVILLE												
Pending Starts	58	0	0	0	0	0	14	0	0	0	14	72
STARTS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	117	0	0	16	18	9	16	0	0	25	34	176
- Year-To-Date 1989	169	0	0	8	159	0	28	0	0	8	187	364
Under Construction - 1990	166	0	24	79	0	0	0	0	0	103	0	269
- 1989	198	0	0	8	214	0	18	0	0	8	232	438
COMPLETIONS - Current Month	0	0	0	0	0	9	4	0	0	9	4	13
- Year-To-Date 1990	236	0	0	26	102	9	16	0	0	35	118	389
- Year-To-Date 1989	112	0	0	0	85	0	10	0	40	0	135	247
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	224	0	24	79	0	0	14	0	0	103	14	341
- 1989	256	0	0	8	214	0	18	0	0	8	232	496
Absorptions - Current Month	0	0	0	0	0	9	4	0	0	9	4	13
- 3 Month Average	3	0	0	9	16	0	2	0	0	9	18	30
- 12 Month Average	21	0	0	2	14	0	3	0	0	2	17	40
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	66	8	0	0	0	0	0	0	0	0	0	74
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	165	18	0	0	52	0	0	0	0	0	52	235
- Year-To-Date 1989	254	4	0	0	0	8	0	0	0	8	0	266
Under Construction - 1990	166	18	0	0	123	0	0	0	0	0	123	307
- 1989	205	4	0	0	0	8	0	0	0	8	0	217
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	197	4	0	0	0	0	0	0	0	0	0	201
- Year-To-Date 1989	197	0	0	18	0	0	0	0	0	18	0	215
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	232	26	0	0	123	0	0	0	0	0	123	381
- 1989	295	4	0	0	39	8	0	0	0	8	39	346
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	31	0	0	0	0	0	0	0	0	0	0	31
- 12 Month Average	36	0	0	0	0	0	0	0	0	0	0	36

AUGUST 1990

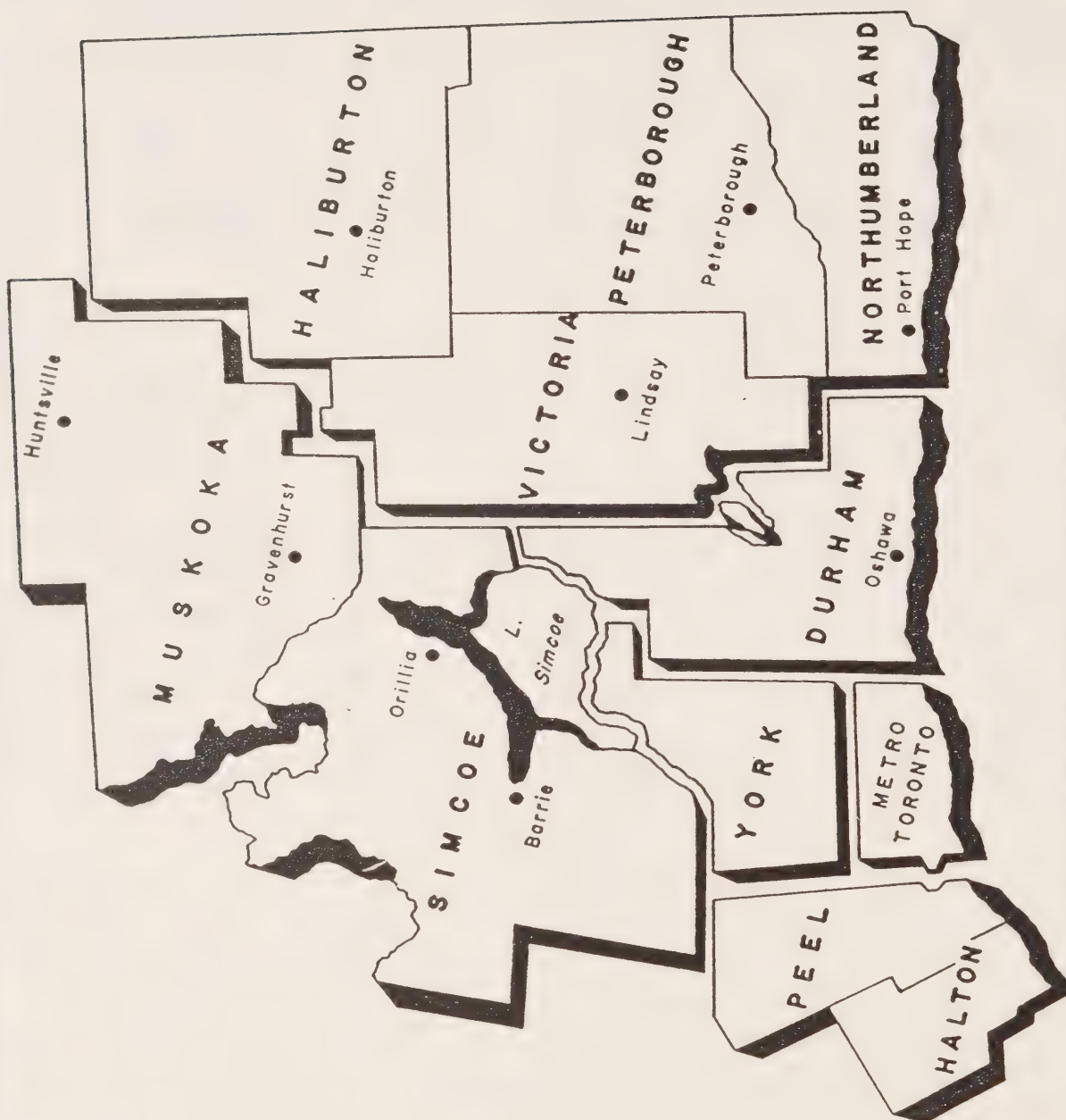
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	25	8	0	0	0	0	0	0	0	0	0	33
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	111	18	0	0	52	0	0	0	0	0	52	181
- Year-To-Date 1989	151	4	0	0	0	8	0	0	0	8	0	163
Under Construction - 1990	100	18	0	0	123	0	0	0	0	0	123	241
- 1989	97	4	0	0	0	8	0	0	0	8	0	109
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	137	4	0	0	0	0	0	0	0	0	0	141
- Year-To-Date 1989	115	0	0	18	0	0	0	0	0	18	0	133
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	125	26	0	0	123	0	0	0	0	0	123	274
- 1989	133	4	0	0	39	8	0	0	0	8	39	184
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	20	0	0	0	0	0	0	0	0	0	0	20
- 12 Month Average	20	0	0	0	0	0	0	0	0	0	0	20
REST OF VICTORIA/HALIBURTON												
Pending Starts	41	0	0	0	0	0	0	0	0	0	0	41
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1989	103	0	0	0	0	0	0	0	0	0	0	103
Under Construction - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	108	0	0	0	0	0	0	0	0	0	0	108
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1989	82	0	0	0	0	0	0	0	0	0	0	82
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	107	0	0	0	0	0	0	0	0	0	0	107
- 1989	162	0	0	0	0	0	0	0	0	0	0	162
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	171	8	0	0	0	0	105	0	0	0	105	284
STARTS - Current Month	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	345	10	0	38	72	0	0	0	0	38	72	465
- Year-To-Date 1989	507	24	0	0	0	0	139	0	0	0	139	670
Under Construction - 1990	227	4	0	38	109	0	0	0	0	38	109	378
- 1989	302	20	0	72	37	0	157	0	0	72	194	588
COMPLETIONS - Current Month	54	6	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1990	435	16	0	72	36	0	60	0	0	72	96	619
- Year-To-Date 1989	565	14	24	0	78	0	19	126	0	150	97	826
Completed & Not Absorbed - 1990	42	7	0	11	3	0	1	0	0	11	4	64
- 1989	12	0	0	0	0	0	0	0	0	0	0	12
Total Supply - 1990	440	19	0	49	112	0	106	0	0	49	218	726
- 1989	337	20	0	72	37	0	181	0	0	72	218	647
Absorptions - Current Month	66	0	0	0	0	0	1	0	0	0	1	67
- 3 Month Average	48	1	0	0	0	0	3	0	0	0	3	52
- 12 Month Average	61	2	0	5	3	0	7	0	0	5	10	78

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	158	8	0	0	0	0	105	0	0	0	105	271
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	208	10	0	38	72	0	0	0	0	38	72	328
- Year-To-Date 1989	259	24	0	0	0	0	139	0	0	0	139	422
Under Construction - 1990	99	4	0	38	109	0	0	0	0	38	109	250
- 1989	105	20	0	72	37	0	157	0	0	72	194	391
COMPLETIONS - Current Month	40	6	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1990	287	16	0	72	36	0	60	0	0	72	96	471
- Year-To-Date 1989	382	14	24	0	78	0	19	126	0	150	97	643
Completed & Not Absorbed - 1990	39	7	0	11	3	0	1	0	0	11	4	61
- 1989	10	0	0	0	0	0	0	0	0	0	0	10
Total Supply - 1990	296	19	0	49	112	0	106	0	0	49	218	582
- 1989	119	20	0	72	37	0	181	0	0	72	218	429
Absorptions - Current Month	51	0	0	0	0	0	1	0	0	0	1	52
- 3 Month Average	34	1	0	0	0	0	3	0	0	0	3	38
- 12 Month Average	37	2	0	5	3	0	7	0	0	5	10	54
NORTHUMBERLAND COUNTY												
Pending Starts	157	2	0	0	0	0	0	0	78	0	78	237
STARTS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	312	0	0	0	0	0	0	0	20	0	20	332
- Year-To-Date 1989	531	0	0	0	60	0	0	0	0	0	60	591
Under Construction - 1990	279	0	0	0	20	0	0	24	20	24	40	343
- 1989	439	2	0	0	60	0	14	0	0	0	74	515
COMPLETIONS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	428	0	0	0	10	0	50	0	0	0	60	488
- Year-To-Date 1989	267	0	0	0	17	0	9	0	0	0	26	293
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	440	2	0	0	20	0	0	24	98	24	118	584
- 1989	631	2	0	0	80	0	54	0	0	0	134	767
Absorptions - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- 3 Month Average	52	0	0	0	0	0	0	0	0	0	0	52
- 12 Month Average	70	0	0	0	1	0	9	0	0	0	10	80
COBOURG CA												
Pending Starts	104	2	0	0	0	0	0	0	78	0	78	184
STARTS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	109	0	0	0	0	0	0	0	20	0	20	129
- Year-To-Date 1989	186	0	0	0	60	0	0	0	0	0	60	246
Under Construction - 1990	90	0	0	0	20	0	0	24	20	24	40	154
- 1989	162	0	0	0	60	0	0	0	0	0	60	222
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	159	0	0	0	10	0	50	0	0	0	60	219
- Year-To-Date 1989	58	0	0	0	17	0	0	0	0	0	17	75
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	194	2	0	0	20	0	0	24	98	24	118	338
- 1989	185	0	0	0	80	0	40	0	0	0	120	305
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	20	0	0	0	0	0	0	0	0	0	0	20
- 12 Month Average	22	0	0	0	1	0	8	0	0	0	9	31

AUGUST 1990

OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL	
Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.				
HAMILTON TOWNSHIP												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1989	147	0	0	0	0	0	0	0	0	0	0	147
Under Construction - 1990	49	0	0	0	0	0	0	0	0	0	0	49
- 1989	114	0	0	0	0	0	0	0	0	0	0	114
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1989	33	0	0	0	0	0	0	0	0	0	0	33
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	51	0	0	0	0	0	0	0	0	0	0	51
- 1989	114	0	0	0	0	0	0	0	0	0	0	114
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	79	0	0	0	0	0	0	0	0	0	0	79
Under Construction - 1990	9	0	0	0	0	0	0	0	0	0	0	9
- 1989	50	0	0	0	0	0	14	0	0	0	14	64
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	63	0	0	0	0	0	0	0	0	0	0	63
- Year-To-Date 1989	53	0	0	0	0	0	0	0	0	0	0	53
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	18	0	0	0	0	0	0	0	0	0	0	18
- 1989	127	0	0	0	0	0	14	0	0	0	14	141
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	13	0	0	0	0	0	1	0	0	0	1	14

MAPS

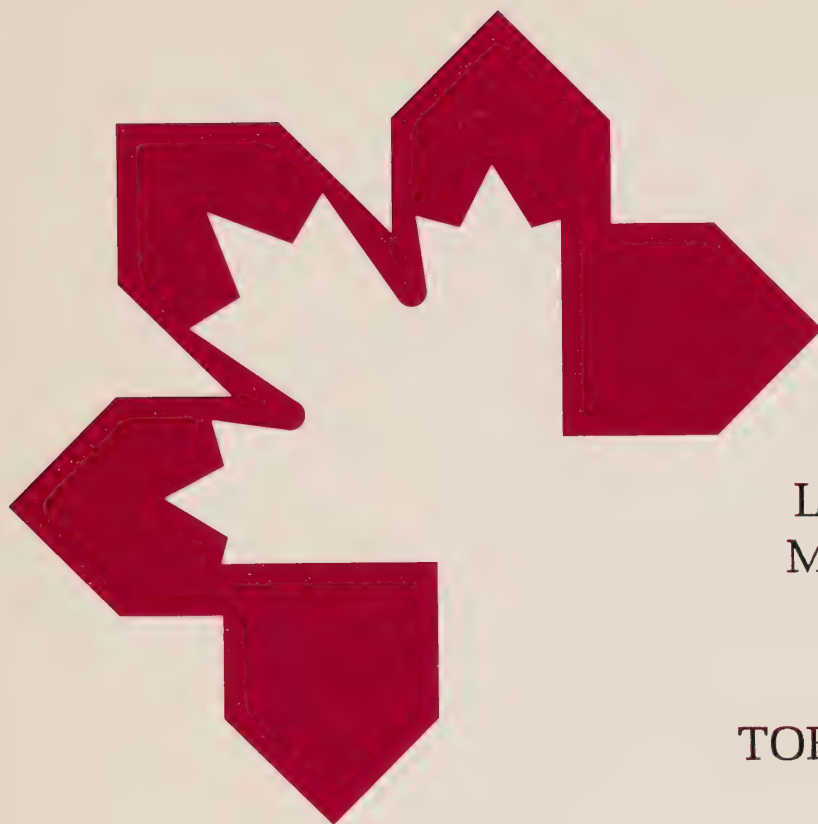


TORONTO BRANCH



GREATER TORONTO AREA

CAI
MH50
-L53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH



TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

September 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

SEPTEMBER 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES.....	7
MLS RESALE ACTIVITY	8
CMHC NEWS/RECENT NEWS	10
SUPPLEMENT ONE:	
- NHA Mortgage Backed Securities.....	11
 NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	12
- Definitions	13
- Starts Summary Tables	16
- Detailed Summary Tables	20
- Maps:	
- CMHC Toronto Branch.....	44
- Greater Toronto Area (GTA)	45
- Toronto Census Metropolitan Area (CMA)	46

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – September 1990

- Toronto starts up from August 1990, down from September 1989
- MLS average price falls for fifth consecutive month
- Starts for Canada lowest in six years
- Province of Ontario appoints new Minister of Municipal Affairs and Housing
- Supplement on Mortgage Backed Securities

ECONOMIC INDICATORS

Interest rates seemed to have stabilized this month having fallen since May. On October 18th, the Bank Rate rose slightly to 12.66%. Mortgage interest rates have declined slightly for the second consecutive month for one, three and five year terms. The rates were 13.25% for all three terms.

The unemployment rate rose slightly in Toronto from 5.3% last month to 5.4% in September 1990. Fears of a recession, announcements of layoffs in Canada such as Air Canada and within the furniture industry, and an increased number of bankruptcies (up 83% from the same period last year) point to rising unemployment in coming months and into early 1991.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI All Items Toronto 1981=100	NHPI Toronto 1981=100	EMPLOYMENT		UNEMPLOYMENT	
	Bank Rate	Mtge. Rate 3 Yr.	Exch. Rate (\$Cdn/\$US) Inst. month end			('000s)		RATE (%)	
						Toronto	Oshawa	Toronto	Oshawa
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,929	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7	210.9	1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	164.5	210.7	1,937	98	4.1	6.4
May	13.92	14.27	85.30	165.2	210.1	1,938	101	5.1	6.5
June	13.90	14.25	85.01	166.0	205.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	166.8	202.8	1,971	100	6.0	7.7
August	12.92	13.85	87.18	166.6	200.0	1,965	102	5.3	8.6
September	12.65	13.53	86.72	166.9	—	1,901	101	5.4	6.8

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts for the Toronto Branch territory totalled 2,346 units in September 1990, up from the 1,746 units recorded in August 1990 but down from the 2,766 units logged in September 1989. Single family starts rose dramatically from last month mainly due to a large single family development beginning construction in Richmond Hill as well as strong single starts in Barrie. Starts also tend to be seasonal and September often is recorded as a strong starts month over the years.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727	1,352	1,832	619	4,559	1,971	-56.8%
July	2,291	1,194	1,712	1,752	4,003	2,946	-26.4%
August	2,540	549	989	1,196	3,529	1,745	-50.6%
September	2,216	1,408	572	938	2,788	2,346	-15.9%
October	1,735		1,445		3,180		
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
Year-to-Date	25,137	9,555	22,098	12,421	47,235	22,003	-39.5%

Source: CMHC

HOUSING STARTS BY AREA

MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH September 1989 - 1990

	September 1989		September 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	1,450	404	906	598	-37.5%	48.0%
Oshawa CMA	69	2	91	202	31.9%	10,000%
Barrie CA	97	0	117	0		
Peterborough CA	29	12	29	35	0%	191.7%

Source: CMHC

Nationally, housing starts fell to 137,000 (SAAR) in September 1990. This was the fourth consecutive month in which starts have fallen in Canada, and the lowest level recorded in six years. A widespread drop in multiple unit starts particularly in rental and condominium starts in British Columbia, have contributed to this decline.

HOUSING STARTS - CANADA

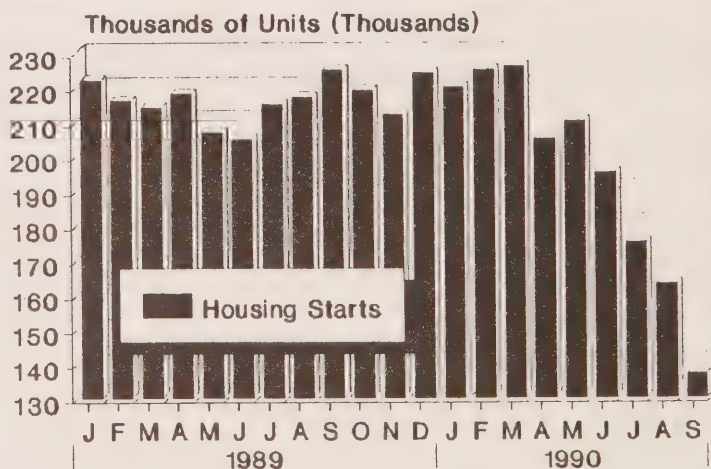
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	89,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	92,000	13.6%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	6.5%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	33,000	205,000
May	82,000	-17.2%	95,000	30.1%	177,000	2.9%	33,000	210,000
June	81,000	-1.2%	81,000	-14.7%	162,000	-8.5%	33,000	195,000
July	70,000	-13.6%	80,000	-1.2%	150,000	-7.4%	25,000	175,000
August	55,000	-21.4%	83,000	3.8%	138,000	-8.0%	25,000	163,000
September	61,000	10.9%	51,000	-38.6%	112,000	-18.8%	25,000	137,000

SOURCE: CMHC

HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates



SOURCE: CMHC

NEW HOME SALES

Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association totalled 909 units in September 1990. Sales are up almost 50% from last month and are at about the same level they were last year. Despite the noticeable pickup in the number of sales, CMHC does not expect sales to increase more than 10% above the levels recorded in October and November 1989 for the remainder of this year.

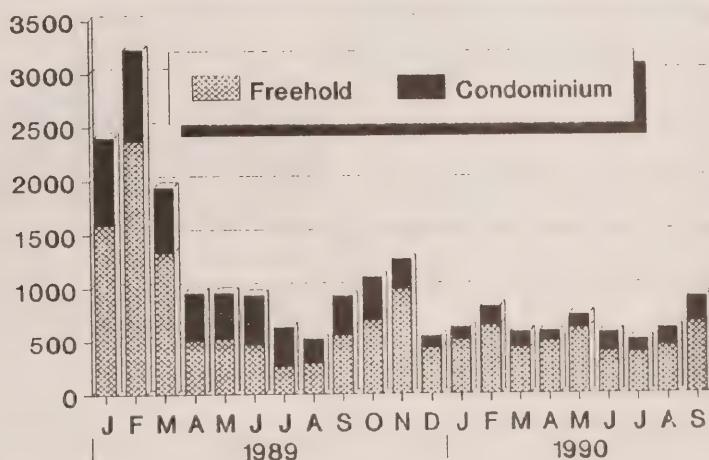
Lower-priced product with interest rate buy-downs by builders and other incentives have brought more traffic through sales offices this fall. It is expected that this will continue in October and November, but not to any significant degree. Sales must increase another 20-25% in October and November 1990 from September 1990 in order to match the levels reached at the same time in 1989. It is expected that sales levels may reach the 1200 mark but that they will not sustain this level through December and the first few months of 1991.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475	394	-17.1%	462	180	-61.0%	937	574	-38.7%
July	265	383	44.5%	367	123	-66.5%	632	506	-19.9%
August	294	449	52.7%	226	158	-30.1%	520	607	16.7%
September	557	685	23.0%	370	224	-39.5%	927	909	-1.9%
October	694			409			1,103		
November	988			281			1,269		
December	427			118			545		
TOTAL	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

NEW HOMES SALES
Toronto Area, 1989-1990



SOURCE: THBA

MLS RESALE ACTIVITY

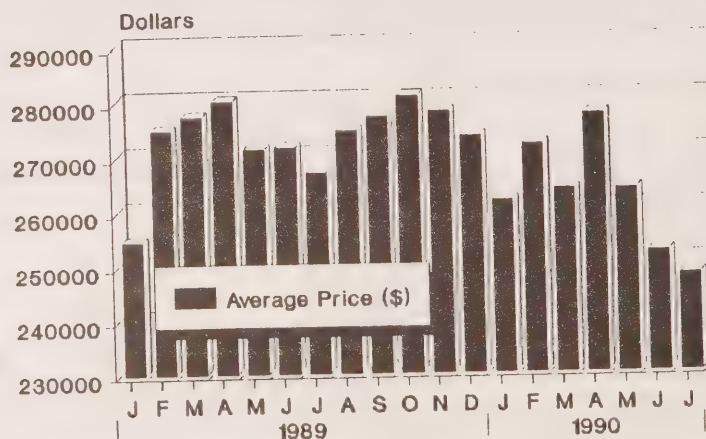
The average MLS price in the Toronto Real Estate Board (TREB) territory for September 1990 was \$245,519, falling, albeit marginally, for the fifth consecutive month. The median price has also fallen to \$213,500. Sales will hover around the 2000-2500 level as expected and will continue until December when they may fall below 2000 sales, which is usually a seasonal low.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$263,645	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000	2,239	20,476	11%	\$252,012	\$218,800
July	2,535	15,769	16%	\$267,007	\$230,000	2,090	16,976	12%	\$247,884	\$217,000
August	3,270	18,022	18%	\$274,582	\$230,000	2,359	17,244	14%	\$245,739	\$214,000
September	3,307	21,813	15%	\$277,186	\$235,000	2,328	18,615	13%	\$245,519	\$213,500
October	3,149	22,020	14%	\$280,767	\$234,900					
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL Jan-Dec	38,960			\$273,698						

N.B. 1) New listings plus reruns
SOURCE: Toronto Real Estate Board

MLS AVERAGE PRICES Toronto, 1989-1990



SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported a continuation of sales around the 300 unit level. Oshawa and the surrounding area continues to be a buyer's market as the sales-to-listings ratio continues to be around 10%. Prices rose in September, but only slightly, and are not expected to rise significantly in the coming months.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705	286	3,580	8%	\$163,792
July	336	2,409	14%	\$176,829	303	3,319	9%	\$168,892
August	456	2,485	18%	\$183,464	338	3,342	10%	\$157,839
September	446	2,581	17%	\$183,524	324	3,351	10%	\$159,533
October	433	2,681	16%	\$182,660				
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	AUGUST 1989			AUGUST 1990			PERCENT CHANGE 1989-1990	
	# of Sales	New Listings	Average Price	# of Sales	New Listings	Average Price	# of Sales	Average Price
Barrie and District	214	553	\$184,320	110	549	\$163,606	-48.6	-11.2
Brampton	520	1179	\$203,415	295	1041	\$190,165	-43.3	-6.5
Cobourg-Port Hope	63	142	\$143,912	39	157	\$141,074	-38.1	-2.0
Collingwood & District	81	231	\$156,701	56	315	\$148,820	-30.9	-5.0
Haliburton District	26	87	\$146,973	34	132	\$127,803	30.8	-13.0
Lindsay and District	100	295	\$148,920	72	328	\$148,803	-28.0	-.1
Midland and Penetanguishene	44	129	\$124,654	59	206	\$129,665	34.1	4.0
Mississauga	569	N/A	\$230,967	396	1331	\$217,388	-30.4	-5.9
Muskoka	63	193	\$121,617	69	455	\$102,364	9.5	-15.8
Oakville-Milton	238	538	\$231,236	235	520	\$178,647	-1.3	-22.7
Orangeville and District	61	224	\$185,417	45	177	\$148,367	-26.2	-20.0
Orillia and District	81	264	\$161,782	63	287	\$146,463	-22.2	-9.5
Oshawa and District	456	1083	\$183,464	338	1125	\$157,839	-25.9	-14.0
Peterborough	203	371	\$140,391	98	312	\$143,499	-51.7	2.2
Toronto	3270	7382	\$274,582	2359	7202	\$245,739	-27.9	-10.5
York Region	334	749	\$230,553	203	766	\$187,320	-39.2	-18.8

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

CMHC NEWS

Both the Toronto and Oshawa Builders' and Real Estate Forecasts for Autumn 1990 are now available. If you have not received one in the mail and are interested in obtaining a copy, please call Bev Doucette at 781-2451, ext. 252.

CMHC conducted its semi-annual Rental Market Survey in October 1990. In addition to vacancy and rent information, the turnover rate of apartment units was monitored. Results of the survey will be available to the press on November 22nd. More details and our published report will follow in early January.

RECENT NEWS

Ontario Premier Bob Rae has announced that David Cooke, MPP Windsor Riverdale, is the new Minister

of Municipal Affairs and Housing.

Born in Windsor, Mr. Cooke received his Bachelor of Social Work degree from the University of Windsor in 1975. Prior to his election to the provincial legislature, he was employed as a social worker by the County of Essex Children's Aid Society. He was elected to the Windsor Board of Education for 1975-76, and was a member of the Windsor Planning Board in 1974. Mr. Cooke, a former member of the Association of Professional Social Workers, also served as a member of the Windsor Recreational Advisory Committee from 1972-1977.

Mr. Cooke has said that the Ministry of Housing can expect more activity in the co-operative and non-profit sectors. He also emphasized the importance of the Ministry of Municipal Affairs in helping to form partnerships that will strengthen relationships with local governments and local politicians.

SUPPLEMENT ONE - NHA MORTGAGE-BACKED SECURITIES

A major enhancement to the National Housing Act (NHA) Mortgage-Backed Securities (MBS) program was achieved on September 26, 1990, when the Minister of State for Housing, the Honorable Alan Redway, announced the extension of the program to all mortgage terms of six months or longer. This will enable issuers to securitize all of their mortgages which will increase the supply of mortgage funds for Canadians, provide greater competition on mortgage rates and provide the consumer with greater opportunities to invest in secure NHA mortgages through the MBS program.

The first three-year term pool, in the amount of \$2.5 million, was issued by FirstLine Trust.

The first ten-year Social Housing pool on a mortgage in British Columbia was also issued by FirstLine Trust this month.

The availability of longer term mortgages seems to be gaining interest to the Canadian consumer as four pools for a total exceeding \$29 million were issued this month. This is the largest monthly issue amount of longer term mortgages since inception of the NHA MBS program.

There were 18 issues during the month of October consisting of ten regular market pools for approximately \$78.5 million and eight social housing pools for approximately \$87.1 million for a total of \$165.6

million. This brings the cumulative total for 1990 to 138 issues for \$1670.6 million consisting of 80 regular market pools for \$1132.8 million and 58 social housing pools for \$537.8 million.

Since the inception of the program there have been 456 issues for a total of \$4839.8 million.

The average coupon rate for October issues is 11.07% which is a decrease of 3 basis points over last month.

The yields to the investor during the previous month were 11.76% and 11.65% for the open and closed 5-year pools respectively, which was approximately 88 and 77 basis points greater than the benchmark 10.75% Government of Canada Bond maturing December 1995. The 10-year pools were sold at approximately 96 basis points above the benchmark 10-year Government of Canada Bond providing a yield of around 11.98%.

This month, trust companies accounted for 55% of the total value of all issues with banks accounting for the remaining 45%. Banks issued social housing pools only.

The geographic distribution of mortgages by dollar amount during 1990 shows the Atlantic with 4.0%; Quebec 9.0%; Ontario 52.8%; Prairies 14.7%; and B.C. 19.5%.

For more information, contact Doug Hughes in Toronto at 756-0777.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a) Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b) Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c) Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

— **SEPTEMBER 1990** —

-----SEPTEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	2,216	1,408	-36.5%	572	938	64.0%	2,788	2,346	-15.9%
GREATER TORONTO AREA	1,563	1,034	-33.8%	543	868	59.9%	2,106	1,902	-9.7%
TORONTO CMA:	1,450	906	-37.5%	404	598	48.0%	1,854	1,504	-18.9%
METRO TORONTO:	124	118	-4.8%	280	390	39.3%	404	508	25.7%
Toronto City	16	13	-18.8%	58	60	3.4%	74	73	-1.4%
East York	10	5	-50.0%	0	0	N/A	10	5	-50.0%
Etobicoke	22	37	68.2%	0	8	N/A	22	45	104.5%
North York	53	30	-43.4%	0	0	N/A	53	30	-43.4%
Scarborough	22	30	36.4%	20	318	1490.0%	42	348	728.6%
York City	1	3	200.0%	202	4	-98.0%	203	7	-96.6%
YORK REGION:	592	477	-19.4%	16	100	525.0%	608	577	-5.1%
Aurora	109	7	-93.6%	0	6	N/A	109	13	-88.1%
East Gwillimbury	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	213	23	-89.2%	0	5	N/A	213	28	-86.9%
King	35	2	-94.3%	0	0	N/A	35	2	-94.3%
Markham	51	13	-74.5%	0	0	N/A	51	13	-74.5%
Newmarket	25	21	-16.0%	0	44	N/A	25	65	160.0%
Richmond Hill	52	322	519.2%	16	0	-100.0%	68	322	373.5%
Vaughan	91	68	-25.3%	0	45	N/A	91	113	24.2%
Whitchurch-Stouff.	11	18	63.6%	0	0	N/A	11	18	63.6%
PEEL REGION:	276	244	-11.6%	0	108	N/A	276	352	27.5%
Brampton	47	52	10.6%	0	0	N/A	47	52	10.6%
Caledon	33	7	-78.8%	0	0	N/A	33	7	-78.8%
Mississauga	196	185	-5.6%	0	108	N/A	196	293	49.5%
HALTON REGION:	231	22	-90.5%	245	68	-72.2%	476	90	-81.1%
Burlington **	46	13	-71.7%	137	68	-50.4%	183	81	-55.7%
Halton Hills	103	0	-100.0%	0	0	N/A	103	0	-100.0%
Milton	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Oakville	78	7	-91.0%	108	0	-100.0%	186	7	-96.2%
REST OF TORONTO CMA:	273	58	-78.8%	0	0	N/A	273	58	-78.8%
Ajax	156	41	-73.7%	0	0	N/A	156	41	-73.7%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	10	1	-90.0%	0	0	N/A	10	1	-90.0%
Orangeville	43	0	-100.0%	0	0	N/A	43	0	-100.0%
Pickering	55	11	-80.0%	0	0	N/A	55	11	-80.0%
Tecumseth	0	0	N/A	0	0	N/A	0	0	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	6	4	-33.3%	0	0	N/A	6	4	-33.3%
West Gwillimbury	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Mono Township **	1	0	-100.0%	0	0	N/A	1	0	-100.0%
DURHAM REGION:	340	173	-49.1%	2	202	10000.0%	342	375	9.6%
OSHAWA CMA:	69	91	31.9%	2	202	10000.0%	71	293	312.7%
Oshawa City	17	2	-88.2%	2	6	200.0%	19	8	-57.9%
Newcastle	48	46	-4.2%	0	5	N/A	48	51	6.3%
Whitby	4	43	975.0%	0	191	N/A	4	234	5750.0%
REST OF DURHAM:	271	82	-69.7%	0	0	N/A	271	82	-69.7%
Ajax	156	41	-73.7%	0	0	N/A	156	41	-73.7%
Brock	11	1	-90.9%	0	0	N/A	11	1	-90.9%
Pickering	55	11	-80.0%	0	0	N/A	55	11	-80.0%
Scugog	43	25	-41.9%	0	0	N/A	43	25	-41.9%
Uxbridge	6	4	-33.3%	0	0	N/A	6	4	-33.3%
SIMCOE COUNTY:	298	162	-45.6%	16	2	-87.5%	314	164	-47.8%
BARRIE CA:	97	117	20.6%	0	0	N/A	97	117	20.6%
Barrie City	20	61	205.0%	0	0	N/A	20	61	205.0%
Innisfil	74	56	-24.3%	0	0	N/A	74	56	-24.3%
Vespra	3	0	-100.0%	0	0	N/A	3	0	-100.0%
COLLINGWOOD CA:	34	2	-94.1%	0	0	N/A	34	2	-94.1%

** not part of the Toronto CMA

-----SEPTEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	54	15	-72.2%	12	2	-83.3%	66	17	-74.2%
Midland Town	5	4	-20.0%	4	2	-50.0%	9	6	-33.3%
Penetanguishene	3	0	-100.0%	8	0	-100.0%	11	0	-100.0%
Christian Island	16	0	-100.0%	0	0	N/A	16	0	-100.0%
Port McNicoll	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Tay Township	6	5	-16.7%	0	0	N/A	6	5	-16.7%
Tiny Township	0	0	N/A	0	0	N/A	0	0	N/A
Victoria Harbour	20	6	-70.0%	0	0	N/A	20	6	-70.0%
ORILLIA CA:	66	12	-81.8%	4	0	-100.0%	70	12	-82.9%
Orillia City	44	4	-90.9%	4	0	-100.0%	48	4	-91.7%
Orillia Township	22	8	-63.6%	0	0	N/A	22	8	-63.6%
REST OF SIMCOE COUNTY:	47	16	-66.0%	0	0	N/A	47	16	-66.0%
Adjala	28	4	-85.7%	0	0	N/A	28	4	-85.7%
Alliston	6	10	66.7%	0	0	N/A	6	10	66.7%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	0	N/A	0	0	N/A	0	0	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Bradford	10	1	-90.0%	0	0	N/A	10	1	-90.0%
MUSKOKA DISTRICT:	108	81	-25.0%	118	15	-87.3%	226	96	-57.5%
Bracebridge	52	54	3.8%	49	6	-87.8%	101	60	-40.6%
Gravenhurst	31	9	-71.0%	69	0	-100.0%	100	9	-91.0%
Huntsville	25	18	-28.0%	0	9	N/A	25	27	8.0%
VICTORIA/HALIBURTON:	85	41	-51.8%	0	58	N/A	85	99	16.5%
LINDSAY CA:	33	8	-75.8%	0	58	N/A	33	66	100.0%
Lindsay Town	24	5	-79.2%	0	58	N/A	24	63	162.5%
Ops Township	9	3	-66.7%	0	0	N/A	9	3	-66.7%
REST OF VICTORIA/HALIBURTON:	52	33	-36.5%	0	0	N/A	52	33	-36.5%
Fenelon Township	25	12	-52.0%	0	0	N/A	25	12	-52.0%
Laxton Township	5	8	60.0%	0	0	N/A	5	8	60.0%
Mariposa Township	22	13	-40.9%	0	0	N/A	22	13	-40.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	29	43	48.3%	12	35	191.7%	41	78	90.2%
PETERBOROUGH CA:	29	29	.0%	12	35	191.7%	41	64	56.1%
Peterborough City	0	14	N/A	12	35	191.7%	12	49	308.3%
Dummer Township	11	3	-72.7%	0	0	N/A	11	3	-72.7%
Duoro Township	0	3	N/A	0	0	N/A	0	3	N/A
Ennismore Township	4	3	-25.0%	0	0	N/A	4	3	-25.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	1	N/A	0	0	N/A	0	1	N/A
Smith Township	14	5	-64.3%	0	0	N/A	14	5	-64.3%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	0	14	N/A	0	0	N/A	0	14	N/A
NORTHUMBERLAND COUNTY:	179	60	-66.5%	20	28	40.0%	199	88	-55.8%
COBOURG CA:	4	17	325.0%	20	28	40.0%	24	45	87.5%
Cobourg	4	17	325.0%	20	28	40.0%	24	45	87.5%
REST OF NORTHUMBERLAND:	175	43	-75.4%	0	0	N/A	175	43	-75.4%
Port Hope	75	0	-100.0%	0	0	N/A	75	0	-100.0%
Murray Township	10	3	-70.0%	0	0	N/A	10	3	-70.0%
Brighton Township	47	14	-70.2%	0	0	N/A	47	14	-70.2%
Hope Township	20	13	-35.0%	0	0	N/A	20	13	-35.0%
Percy Township	19	7	-63.2%	0	0	N/A	19	7	-63.2%
Hamilton Township	4	6	50.0%	0	0	N/A	4	6	50.0%

-----JANUARY-SEPTEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	20,466	9,582	-53.2%	15,918	12,421	-22.0%	36,384	22,003	-39.5%
GREATER TORONTO AREA	16,036	6,670	-58.4%	14,224	10,641	-25.2%	30,260	17,311	-42.8%
TORONTO CMA:	13,589	5,486	-59.6%	13,245	9,879	-25.4%	26,834	15,365	-42.7%
METRO TORONTO:	1,737	871	-49.9%	7,356	5,819	-20.9%	9,093	6,690	-26.4%
Toronto City	79	72	-8.9%	2,331	1,044	-55.2%	2,410	1,116	-53.7%
East York	29	35	20.7%	426	44	-89.7%	455	79	-82.6%
Rtobicoke	97	355	266.0%	761	1,924	152.8%	858	2,279	165.6%
North York	502	245	-51.2%	559	938	67.8%	1,061	1,183	11.5%
Scarborough	947	135	-85.7%	2,379	1,839	-22.7%	3,326	1,974	-40.6%
York City	83	29	-65.1%	900	30	-96.7%	983	59	-94.0%
YORK REGION:	5,271	2,035	-61.4%	1,268	1,334	5.2%	6,539	3,369	-48.5%
Aurora	419	97	-76.8%	24	56	133.3%	443	153	-65.5%
East Gwillimbury	92	33	-64.1%	0	0	N/A	92	33	-64.1%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	725	190	-73.8%	157	41	-73.9%	882	231	-73.8%
King	174	33	-81.0%	0	0	N/A	174	33	-81.0%
Markham	926	377	-59.3%	311	341	9.6%	1,237	718	-42.0%
Newmarket	537	496	-7.6%	126	152	20.6%	663	648	-2.3%
Richmond Hill	1,161	461	-60.3%	650	461	-29.1%	1,811	922	-49.1%
Vaughan	1,090	302	-72.3%	0	283	N/A	1,090	585	-46.3%
Whitchurch-Stouff.	147	46	-68.7%	0	0	N/A	147	46	-68.7%
PEEL REGION:	3,689	1,501	-59.3%	3,832	1,564	-59.2%	7,521	3,065	-59.2%
Brampton	1,439	567	-60.6%	558	543	-2.7%	1,997	1,110	-44.4%
Caledon	196	109	-44.4%	0	0	N/A	196	109	-44.4%
Mississauga	2,054	825	-59.8%	3,274	1,021	-68.8%	5,328	1,846	-65.4%
HALTON REGION:	1,666	481	-71.1%	1,076	950	-11.7%	2,742	1,431	-47.8%
Burlington **	363	251	-30.9%	475	159	-66.5%	838	410	-51.1%
Halton Hills	280	27	-90.4%	124	33	-73.4%	404	60	-85.1%
Milton	65	29	-55.4%	26	154	492.3%	91	183	101.1%
Oakville	958	174	-81.8%	451	604	33.9%	1,409	778	-44.8%
REST OF TORONTO CMA:	1,589	849	-46.6%	188	371	97.3%	1,777	1,220	-31.3%
Ajax	690	505	-26.8%	123	272	121.1%	813	777	-4.4%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Bradford	67	9	-86.6%	6	2	-66.7%	73	11	-84.9%
Orangeville	170	4	-97.6%	4	28	600.0%	174	32	-81.6%
Pickering	388	157	-59.5%	0	18	N/A	388	175	-54.9%
Tecumseth	81	78	-3.7%	0	43	N/A	81	121	49.4%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	96	43	-55.2%	55	0	-100.0%	151	43	-71.5%
West Gwillimbury	48	52	8.3%	0	0	N/A	48	52	8.3%
Mono Township **	13	20	53.8%	0	0	N/A	13	20	53.8%
DURHAM REGION:	3,673	1,782	-51.5%	692	974	40.8%	4,365	2,756	-36.9%
OSHAWA CMA:	2,298	985	-57.1%	514	682	32.7%	2,812	1,667	-40.7%
Oshawa City	512	84	-83.6%	261	245	-6.1%	773	329	-57.4%
Newcastle	962	464	-51.8%	36	41	13.9%	998	505	-49.4%
Whitby	824	437	-47.0%	217	396	82.5%	1,041	833	-20.0%
REST OF DURHAM:	1,375	797	-42.0%	178	292	64.0%	1,553	1,089	-29.9%
Ajax	690	505	-26.8%	123	272	121.1%	813	777	-4.4%
Brock	94	35	-62.8%	0	0	N/A	94	35	-62.8%
Pickering	388	157	-59.5%	0	18	N/A	388	175	-54.9%
Scuogo	107	57	-46.7%	0	2	N/A	107	59	-44.9%
Uxbridge	96	43	-55.2%	55	0	-100.0%	151	43	-71.5%
SIMCOE COUNTY:	2,750	1,888	-31.3%	1,513	1,462	-3.4%	4,263	3,350	-21.4%
BARRIE CA:	1,679	1,194	-28.9%	828	982	18.6%	2,507	2,176	-13.2%
Barrie City	977	968	-.9%	828	982	18.6%	1,805	1,950	8.0%
Innisfil	581	156	-73.1%	0	0	N/A	581	156	-73.1%
Vespra	121	70	-42.1%	0	0	N/A	121	70	-42.1%
COLLINGWOOD CA:	91	36	-60.4%	422	177	-58.1%	513	213	-58.5%

** not part of the Toronto CMA

-----JANUARY-SEPTEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	375	265	-29.3%	173	13	-92.5%	548	278	-49.3%
Midland Town	84	50	-40.5%	125	11	-91.2%	209	61	-70.8%
Penetanguishene	108	29	-73.1%	46	2	-95.7%	154	31	-79.9%
Christian Island	16	0	-100.0%	0	0	N/A	16	0	-100.0%
Port McNicoll	10	5	-50.0%	0	0	N/A	10	5	-50.0%
Tay Township	68	51	-25.0%	0	0	N/A	68	51	-25.0%
Tiny Township	44	106	140.9%	0	0	N/A	44	106	140.9%
Victoria Harbour	45	24	-46.7%	2	0	-100.0%	47	24	-48.9%
ORILLIA CA:	307	156	-49.2%	82	219	167.1%	389	375	-3.6%
Orillia City	145	58	-60.0%	82	219	167.1%	227	277	22.0%
Orillia Township	162	98	-39.5%	0	0	N/A	162	98	-39.5%
REST OF SIMCOE COUNTY:	298	237	-20.5%	8	71	787.5%	306	308	.7%
Adjala	37	17	-54.1%	0	0	N/A	37	17	-54.1%
Alliston	16	80	400.0%	2	18	800.0%	18	98	444.4%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Tecumseth	81	78	-3.7%	0	43	N/A	81	121	49.4%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	48	52	8.3%	0	0	N/A	48	52	8.3%
Bradford	67	9	-86.6%	6	2	-66.7%	73	11	-84.9%
MUSKOKA COUNTY:	373	287	-23.1%	389	146	-62.5%	762	433	-43.2%
Bracebridge	130	119	-8.5%	91	62	-31.9%	221	181	-18.1%
Gravenhurst	49	33	-32.7%	103	16	-84.5%	152	49	-67.8%
Huntsville	194	135	-30.4%	195	68	-65.1%	389	203	-47.8%
VICTORIA/HALIBURTON:	339	206	-39.2%	12	128	966.7%	351	334	-4.8%
LINDSAY CA:	184	119	-35.3%	12	128	966.7%	196	247	26.0%
Lindsay Town	142	100	-29.6%	12	128	966.7%	154	228	48.1%
Ops Township	42	19	-54.8%	0	0	N/A	42	19	-54.8%
REST OF VICTORIA/HALIBURTON:	155	87	-43.9%	0	0	N/A	155	87	-43.9%
Fenelon Township	63	37	-41.3%	0	0	N/A	63	37	-41.3%
Laxton Township	10	13	30.0%	0	0	N/A	10	13	30.0%
Mariposa Township	82	37	-54.9%	0	0	N/A	82	37	-54.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	621	410	-34.0%	175	155	-11.4%	796	565	-29.0%
PETERBOROUGH CA:	536	374	-30.2%	175	155	-11.4%	711	529	-25.6%
Peterborough City	259	222	-14.3%	175	155	-11.4%	434	377	-13.1%
Dummer Township	46	41	-10.9%	0	0	N/A	46	41	-10.9%
Duoro Township	24	14	-41.7%	0	0	N/A	24	14	-41.7%
Ennismore Township	60	34	-43.3%	0	0	N/A	60	34	-43.3%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	16	2	-87.5%	0	0	N/A	16	2	-87.5%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	39	22	-43.6%	0	0	N/A	39	22	-43.6%
Smith Township	87	39	-55.2%	0	0	N/A	87	39	-55.2%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	85	36	-57.6%	0	0	N/A	85	36	-57.6%
NORTHUMBERLAND COUNTY:	710	372	-47.6%	80	48	-40.0%	790	420	-46.8%
COBOURG CA:	190	126	-33.7%	80	48	-40.0%	270	174	-35.6%
Cobourg	190	126	-33.7%	80	48	-40.0%	270	174	-35.6%
REST OF NORTHUMBERLAND:	520	246	-52.7%	0	0	N/A	520	246	-52.7%
Port Hope	154	13	-91.6%	0	0	N/A	154	13	-91.6%
Murray Township	58	90	55.2%	0	0	N/A	58	90	55.2%
Brighton Township	67	38	-43.3%	0	0	N/A	67	38	-43.3%
Hope Township	36	25	-30.6%	0	0	N/A	36	25	-30.6%
Percy Township	54	21	-61.1%	0	0	N/A	54	21	-61.1%
Hamilton Township	151	59	-60.9%	0	0	N/A	151	59	-60.9%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,269	103	205	153	2,087	3	511	50	430	411	3,028	7,811
STARTS - Current Month	1,408	68	141	0	320	197	56	28	128	366	504	2,346
- Year-To-Date 1990	9,582	280	703	419	6,149	641	1,874	163	2,192	1,926	10,215	22,003
- Year-To-Date 1989	20,466	292	956	1,034	10,265	189	1,112	289	1,781	2,468	13,158	36,384
Under Construction - 1990	10,390	219	663	634	14,851	592	2,922	184	3,418	2,073	21,191	33,873
- 1989	16,982	249	712	928	16,618	228	2,620	338	2,690	2,206	21,928	41,365
COMPLETIONS - Current Month	1,848	34	87	6	704	0	128	0	95	93	927	2,902
- Year-To-Date 1990	14,424	294	391	664	8,795	166	2,165	323	1,814	1,544	12,774	29,036
- Year-To-Date 1989	18,973	322	1,099	1,053	12,541	26	2,531	293	2,356	2,471	17,428	39,194
Completed & Not Absorbed - 1990	1,310	55	55	44	1,000	0	435	0	0	99	1,435	2,899
- 1989	366	19	247	132	2,332	0	610	0	0	379	2,942	3,706
Total Supply - 1990	15,969	377	923	831	17,938	595	3,868	234	3,848	2,583	25,654	44,583
- 1989	19,367	304	965	1,256	21,238	228	4,457	469	3,422	2,918	29,117	51,706
Absorptions - Current Month	1,787	44	85	14	662	0	130	0	95	99	887	2,817
- 3 Month Average	1,368	29	57	100	846	16	269	65	12	238	1,127	2,762
- 12 Month Average	3,337	27	93	105	1,051	5	319	66	184	269	1,554	5,187
GREATER TORONTO AREA												
Pending Starts	3,456	75	205	271	1,936	3	407	18	312	497	2,655	6,683
STARTS - Current Month	1,034	62	141	68	318	189	12	0	78	398	408	1,902
- Year-To-Date 1990	6,670	184	615	364	5,609	508	1,697	135	1,529	1,622	8,835	17,311
- Year-To-Date 1989	16,036	174	881	976	9,167	175	808	289	1,754	2,321	11,729	30,260
Under Construction - 1990	7,978	164	538	524	14,204	508	2,814	132	2,820	1,702	19,838	29,682
- 1989	13,797	166	683	845	15,839	214	2,482	338	2,663	2,080	20,984	37,027
COMPLETIONS - Current Month	1,292	22	49	0	614	0	112	0	75	49	801	2,164
- Year-To-Date 1990	11,171	188	352	494	7,992	168	1,898	323	1,744	1,337	11,634	24,330
- Year-To-Date 1989	15,807	228	1,054	1,038	12,230	18	2,118	167	2,119	2,277	16,467	34,779
Completed & Not Absorbed - 1990	1,068	35	53	72	947	0	317	0	0	125	1,264	2,492
- 1989	357	14	243	180	2,209	0	550	0	0	423	2,759	3,553
Total Supply - 1990	12,502	274	796	867	17,087	511	3,538	150	3,132	2,324	23,757	38,857
- 1989	15,866	214	932	1,207	20,291	214	4,155	469	3,395	2,822	27,841	46,743
Absorptions - Current Month	1,239	31	51	4	572	0	112	0	75	55	759	2,084
- 3 Month Average	1,059	17	59	56	764	0	212	65	12	180	988	2,244
- 12 Month Average	1,334	17	91	90	996	0	277	71	182	252	1,455	3,058
TORONTO CMA												
Pending Starts	3,056	69	167	153	1,762	3	406	18	312	341	2,480	5,946
STARTS - Current Month	906	52	141	0	318	0	9	0	78	141	405	1,504
- Year-To-Date 1990	5,486	158	553	275	5,451	281	1,535	135	1,491	1,244	8,477	15,365
- Year-To-Date 1989	13,589	144	871	591	8,861	175	761	279	1,563	1,916	11,185	26,834
Under Construction - 1990	6,773	140	487	482	13,665	281	2,746	132	2,782	1,382	19,193	27,488
- 1989	11,554	120	661	483	15,350	214	2,400	268	2,452	1,626	20,202	33,502
COMPLETIONS - Current Month	1,116	20	49	0	614	0	104	0	75	49	793	1,978
- Year-To-Date 1990	9,015	154	290	316	7,882	111	1,831	253	1,533	970	11,246	21,385
- Year-To-Date 1989	13,700	182	915	784	11,930	18	1,757	167	2,119	1,884	15,806	31,572
Completed & Not Absorbed - 1990	1,012	32	50	31	939	0	293	0	0	81	1,232	2,357
- 1989	302	7	238	128	2,200	0	528	0	0	366	2,728	3,403
Total Supply - 1990	10,841	241	704	666	16,366	284	3,445	150	3,094	1,804	22,905	35,791
- 1989	13,173	153	905	793	19,721	214	4,051	399	3,184	2,311	26,956	42,593
Absorptions - Current Month	1,043	23	47	2	572	0	101	0	75	49	748	1,863
- 3 Month Average	887	15	53	41	727	0	198	65	12	159	937	1,998
- 12 Month Average	1,084	13	84	61	967	0	267	60	164	205	1,398	2,700

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	432	57	10	16	1,368	3	275	8	157	37	1,800	2,326
STARTS - Current Month	118	10	7	0	318	0	9	0	46	7	373	508
- Year-To-Date 1990	871	50	7	23	3,891	6	1,084	26	732	62	5,707	6,690
- Year-To-Date 1989	1,737	86	165	162	5,271	120	274	58	1,220	505	6,765	9,093
Under Construction - 1990	1,076	50	39	96	9,219	6	1,289	18	1,498	159	12,006	13,291
- 1989	1,523	48	73	78	9,345	120	1,178	40	1,792	311	12,315	14,197
COMPLETIONS - Current Month	142	0	17	0	74	0	0	0	75	17	149	308
- Year-To-Date 1990	1,261	52	34	11	3,930	0	1,514	48	1,066	93	6,510	7,916
- Year-To-Date 1989	1,669	90	128	142	7,758	0	461	37	1,638	307	9,857	11,923
Completed & Not Absorbed - 1990	88	13	45	0	358	0	161	0	0	45	519	665
- 1989	21	3	40	44	1,289	0	5	0	0	84	1,294	1,402
Total Supply - 1990	1,596	120	94	112	10,945	9	1,725	26	1,655	241	14,325	16,282
- 1989	1,750	75	119	135	11,866	120	1,792	66	2,316	440	15,974	18,239
Absorptions - Current Month	140	2	5	0	1	0	49	0	75	5	125	272
- 3 Month Average	82	6	1	1	502	0	64	3	0	5	566	659
- 12 Month Average	135	5	7	7	480	0	155	16	125	30	760	930
TORONTO CITY												
Pending Starts	36	42	3	0	985	3	116	8	78	14	1,179	1,271
STARTS - Current Month	13	4	7	0	0	0	3	0	46	7	49	73
- Year-To-Date 1990	72	10	7	0	664	6	156	18	183	31	1,003	1,116
- Year-To-Date 1989	79	34	142	0	1,415	0	238	40	462	182	2,115	2,410
Under Construction - 1990	84	10	39	6	2,531	6	359	18	429	69	3,319	3,482
- 1989	67	24	50	0	3,435	0	715	40	600	90	4,750	4,931
COMPLETIONS - Current Month	10	0	17	0	74	0	0	0	75	17	149	176
- Year-To-Date 1990	77	22	22	0	1,590	0	255	40	460	62	2,305	2,466
- Year-To-Date 1989	86	44	114	0	2,432	0	60	0	894	114	3,386	3,630
Completed & Not Absorbed - 1990	8	4	42	0	163	0	78	0	0	42	241	295
- 1989	1	1	40	0	332	0	5	0	0	40	337	379
Total Supply - 1990	128	56	84	6	3,679	9	553	26	507	125	4,739	5,048
- 1989	121	33	96	6	4,136	0	1,100	58	984	160	6,220	6,534
Absorptions - Current Month	6	0	5	0	0	0	40	0	75	5	115	126
- 3 Month Average	6	3	1	0	182	0	28	0	0	1	210	220
- 12 Month Average	7	2	5	0	154	0	47	3	48	8	249	266
EAST YORK												
Pending Starts	16	2	0	0	0	0	0	0	0	0	0	18
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	35	0	0	0	44	0	0	0	0	0	44	79
- Year-To-Date 1989	29	0	0	0	426	0	0	0	0	0	426	455
Under Construction - 1990	20	0	0	0	433	0	0	0	0	0	433	453
- 1989	23	0	0	0	426	0	0	0	0	0	426	449
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	49	0	0	0	206	0	0	0	0	0	206	255
- Year-To-Date 1989	29	2	0	0	35	0	0	0	0	0	35	66
Completed & Not Absorbed - 1990	8	0	0	0	51	0	0	0	0	0	51	59
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	44	2	0	0	484	0	0	0	0	0	484	530
- 1989	33	0	0	0	426	0	169	0	0	0	595	628
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	4	0	0	0	36	0	0	0	0	0	36	40
- 12 Month Average	4	0	0	0	13	0	0	0	0	0	13	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	129	0	0	0	45	0	0	0	0	0	45	174
STARTS - Current Month	37	2	0	0	0	0	6	0	0	0	6	45
- Year-To-Date 1990	355	10	0	0	1,017	0	778	0	119	0	1,914	2,279
- Year-To-Date 1989	97	8	0	33	695	0	7	18	0	51	702	858
Under Construction - 1990	335	8	0	33	1,661	0	780	0	119	33	2,560	2,936
- 1989	87	4	0	33	1,151	0	9	0	110	33	1,270	1,394
COMPLETIONS - Current Month	34	0	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1990	124	6	0	0	0	0	465	0	110	0	575	705
- Year-To-Date 1989	236	8	0	0	1,097	0	398	37	153	37	1,648	1,929
Completed & Not Absorbed - 1990	7	3	0	0	0	0	13	0	0	0	13	23
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	471	11	0	33	1,706	0	793	0	119	33	2,618	3,133
- 1989	100	4	0	33	1,279	0	9	0	110	33	1,398	1,535
Absorptions - Current Month	33	0	0	0	0	0	1	0	0	0	1	34
- 3 Month Average	8	1	0	0	0	0	1	0	0	0	1	10
- 12 Month Average	9	1	0	0	3	0	38	2	9	2	50	62
NORTH YORK												
Pending Starts	156	0	0	0	0	0	0	0	0	0	0	156
STARTS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	245	4	0	23	709	0	0	0	202	23	911	1,183
- Year-To-Date 1989	502	0	23	11	293	0	0	0	232	34	525	1,061
Under Construction - 1990	353	4	0	23	709	0	0	0	270	23	979	1,359
- 1989	476	0	23	11	920	0	0	0	322	34	1,242	1,752
COMPLETIONS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	416	0	12	11	667	0	0	0	254	23	921	1,360
- Year-To-Date 1989	409	0	0	0	2,622	0	0	0	123	0	2,745	3,154
Completed & Not Absorbed - 1990	45	0	3	0	88	0	0	0	0	3	88	136
- 1989	9	0	0	0	585	0	0	0	0	0	585	594
Total Supply - 1990	554	4	3	23	797	0	0	0	270	26	1,067	1,651
- 1989	527	0	23	11	1,505	0	0	0	322	34	1,827	2,388
Absorptions - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	11	0	0	1	78	0	0	0	0	1	78	90
- 12 Month Average	45	0	2	1	126	0	0	0	28	3	154	202
SCARBOROUGH												
Pending Starts	79	2	7	16	338	0	156	0	79	23	573	677
STARTS - Current Month	30	0	0	0	318	0	0	0	0	0	318	348
- Year-To-Date 1990	135	4	0	0	1,457	0	150	0	228	0	1,835	1,974
- Year-To-Date 1989	947	8	0	118	1,973	120	28	0	132	238	2,133	3,326
Under Construction - 1990	259	4	0	34	3,824	0	150	0	340	34	4,314	4,611
- 1989	831	8	0	34	2,944	120	454	0	366	154	3,764	4,757
COMPLETIONS - Current Month	57	0	0	0	0	0	0	0	0	0	0	57
- Year-To-Date 1990	556	8	0	0	1,059	0	794	0	48	0	1,901	2,465
- Year-To-Date 1989	845	4	14	142	1,445	0	0	0	258	156	1,703	2,708
Completed & Not Absorbed - 1990	16	1	0	0	56	0	70	0	0	0	126	143
- 1989	10	0	0	44	372	0	0	0	0	44	372	426
Total Supply - 1990	354	7	7	50	4,218	0	376	0	419	57	5,013	5,431
- 1989	915	8	0	85	4,051	120	514	0	366	205	4,931	6,059
Absorptions - Current Month	66	2	0	0	1	0	8	0	0	0	9	77
- 3 Month Average	52	0	0	0	70	0	35	0	0	0	105	157
- 12 Month Average	65	0	0	6	150	0	70	10	24	16	244	325

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	16	11	0	0	0	0	3	0	0	0	3	30
STARTS - Current Month	3	4	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	29	22	0	0	0	0	0	8	0	8	0	59
- Year-To-Date 1989	83	36	0	0	469	0	1	0	394	0	864	983
Under Construction - 1990	25	24	0	0	61	0	0	0	340	0	401	450
- 1989	39	12	0	0	469	0	0	0	394	0	863	914
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	39	16	0	0	408	0	0	8	194	8	602	665
- Year-To-Date 1989	64	32	0	0	127	0	3	0	210	0	340	436
Completed & Not Absorbed - 1990	4	5	0	0	0	0	0	0	0	0	0	9
- 1989	0	2	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	45	40	0	0	61	0	3	0	340	0	404	489
- 1989	54	30	0	0	469	0	0	8	534	8	1,003	1,095
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	1	2	0	0	136	0	0	3	0	3	136	142
- 12 Month Average	5	2	0	0	34	0	0	1	16	1	50	58
YORK REGION												
Pending Starts	1,012	0	106	23	262	0	131	0	153	129	546	1,687
STARTS - Current Month	477	0	100	0	0	0	0	0	0	100	0	577
- Year-To-Date 1990	2,035	0	154	26	677	60	214	79	124	319	1,015	3,369
- Year-To-Date 1989	5,271	6	92	38	741	0	147	209	35	339	923	6,539
Under Construction - 1990	2,406	2	154	74	1,790	60	214	84	466	372	2,470	5,250
- 1989	4,173	12	68	85	1,465	0	144	216	35	369	1,644	6,198
COMPLETIONS - Current Month	404	0	0	0	196	0	0	0	0	0	196	600
- Year-To-Date 1990	3,344	12	28	44	1,282	0	0	133	35	205	1,317	4,878
- Year-To-Date 1989	5,358	36	68	204	1,312	3	0	57	156	332	1,468	7,194
Completed & Not Absorbed - 1990	423	6	0	3	196	0	0	0	0	3	196	628
- 1989	135	0	18	0	0	0	0	0	0	18	0	153
Total Supply - 1990	3,841	8	260	100	2,248	60	345	84	619	504	3,212	7,565
- 1989	4,738	12	86	107	2,013	0	144	321	35	514	2,192	7,456
Absorptions - Current Month	442	0	0	0	128	0	0	0	0	0	128	570
- 3 Month Average	380	0	2	9	80	0	0	5	12	16	92	488
- 12 Month Average	409	1	7	6	122	0	0	18	3	31	125	566
AURORA												
Pending Starts	21	0	0	23	0	0	0	0	0	23	0	44
STARTS - Current Month	7	0	6	0	0	0	0	0	0	6	0	13
- Year-To-Date 1990	97	0	6	0	50	0	0	0	0	6	50	153
- Year-To-Date 1989	419	0	0	0	21	0	3	0	0	0	24	443
Under Construction - 1990	134	0	6	0	50	0	0	0	0	6	50	190
- 1989	274	0	0	0	21	0	0	7	0	7	21	302
COMPLETIONS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	217	0	0	0	21	0	0	0	0	0	21	238
- Year-To-Date 1989	270	0	0	98	154	3	0	16	0	117	154	541
Completed & Not Absorbed - 1990	57	0	0	0	4	0	0	0	0	0	4	61
- 1989	19	0	0	0	0	0	0	0	0	0	0	19
Total Supply - 1990	212	0	6	23	54	0	0	0	0	29	54	295
- 1989	345	0	0	0	21	0	0	7	0	7	21	373
Absorptions - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- 3 Month Average	27	0	0	0	6	0	0	0	0	0	6	33
- 12 Month Average	20	0	0	0	1	0	0	1	0	1	1	22

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1989	92	0	0	0	0	0	0	0	0	0	0	92
Under Construction - 1990	22	0	0	0	0	0	0	0	0	0	0	22
- 1989	78	0	0	0	0	0	0	0	0	0	0	78
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1989	120	0	0	0	0	0	0	0	0	0	0	120
Completed & Not Absorbed - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	28	0	0	0	0	0	0	0	0	0	0	28
- 1989	85	0	0	0	0	0	0	0	0	0	0	85
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
GEORGINA TOWNSHIP												
Pending Starts	33	0	0	0	4	0	0	0	0	0	4	37
STARTS - Current Month	23	0	5	0	0	0	0	0	0	5	0	28
- Year-To-Date 1990	190	0	5	0	36	0	0	0	0	5	36	231
- Year-To-Date 1989	725	6	36	16	0	0	0	64	35	116	35	882
Under Construction - 1990	149	0	5	0	36	0	0	0	0	5	36	190
- 1989	471	12	12	16	0	0	0	64	35	92	35	610
COMPLETIONS - Current Month	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1990	550	12	6	16	50	0	0	28	35	50	85	697
- Year-To-Date 1989	558	36	24	48	0	0	0	41	60	113	60	767
Completed & Not Absorbed - 1990	14	6	0	1	0	0	0	0	0	1	0	21
- 1989	9	0	6	0	0	0	0	0	0	6	0	15
Total Supply - 1990	196	6	5	1	40	0	0	0	0	6	40	248
- 1989	593	12	18	16	0	0	0	64	35	98	35	738
Absorptions - Current Month	59	0	0	0	1	0	0	0	0	0	1	60
- 3 Month Average	88	0	2	0	16	0	0	3	12	5	28	121
- 12 Month Average	72	1	3	1	4	0	0	5	3	9	7	89
KING												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1989	174	0	0	0	0	0	0	0	0	0	0	174
Under Construction - 1990	43	0	0	0	0	0	0	0	0	0	0	43
- 1989	120	0	0	0	0	0	0	0	0	0	0	120
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	75	0	0	0	0	0	0	0	0	0	0	75
- Year-To-Date 1989	184	0	0	0	0	0	0	0	0	0	0	184
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	128	0	0	0	0	0	0	0	0	0	0	128
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	11

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	139	0	0	0	0	0	0	0	150	0	150	289
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	377	0	0	0	341	0	0	0	0	0	341	718
- Year-To-Date 1989	926	0	0	0	311	0	0	0	0	0	311	1,237
Under Construction - 1990	543	0	0	0	840	0	0	0	0	0	840	1,383
- 1989	837	0	0	0	311	0	0	0	0	0	311	1,148
COMPLETIONS - Current Month	114	0	0	0	0	0	0	0	0	0	0	114
- Year-To-Date 1990	440	0	0	0	384	0	0	0	0	0	384	824
- Year-To-Date 1989	1,336	0	0	0	0	0	0	0	96	0	96	1,432
Completed & Not Absorbed - 1990	22	0	0	0	10	0	0	0	0	0	10	32
- 1989	13	0	0	0	0	0	0	0	0	0	0	13
Total Supply - 1990	704	0	0	0	850	0	0	0	150	0	1,000	1,704
- 1989	983	0	0	0	311	0	0	0	0	0	311	1,294
Absorptions - Current Month	122	0	0	0	0	0	0	0	0	0	0	122
- 3 Month Average	28	0	0	0	0	0	0	0	0	0	0	28
- 12 Month Average	59	0	0	0	31	0	0	0	0	0	31	90
NEWMARKET												
Pending Starts	282	0	41	0	0	0	131	0	0	41	131	454
STARTS - Current Month	21	0	44	0	0	0	0	0	0	44	0	65
- Year-To-Date 1990	496	0	44	0	48	60	0	0	0	104	48	648
- Year-To-Date 1989	537	0	0	0	0	0	86	40	0	40	86	663
Under Construction - 1990	323	0	44	8	48	60	0	0	0	112	48	483
- 1989	414	0	0	0	0	0	86	40	0	40	86	540
COMPLETIONS - Current Month	84	0	0	0	0	0	0	0	0	0	0	84
- Year-To-Date 1990	765	0	0	0	0	0	0	0	0	0	0	765
- Year-To-Date 1989	330	0	0	0	126	0	0	0	0	0	126	456
Completed & Not Absorbed - 1990	54	0	0	0	0	0	0	0	0	0	0	54
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	659	0	85	8	48	60	131	0	0	153	179	991
- 1989	461	0	0	0	56	0	86	40	0	40	142	643
Absorptions - Current Month	76	0	0	0	0	0	0	0	0	0	0	76
- 3 Month Average	119	0	0	0	0	0	0	0	0	0	0	119
- 12 Month Average	66	0	0	0	0	0	0	3	0	3	0	69
RICHMOND HILL												
Pending Starts	223	0	0	0	0	0	0	0	3	0	3	226
STARTS - Current Month	322	0	0	0	0	0	0	0	0	0	0	322
- Year-To-Date 1990	461	0	31	13	0	0	214	79	124	123	338	922
- Year-To-Date 1989	1,161	0	56	22	409	0	58	105	0	183	467	1,811
Under Construction - 1990	610	2	31	53	0	0	214	84	466	168	680	1,460
- 1989	922	0	56	41	855	0	58	105	0	202	913	2,037
COMPLETIONS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	443	0	22	0	631	0	0	105	0	127	631	1,201
- Year-To-Date 1989	1,200	0	21	58	1,032	0	0	0	0	79	1,032	2,311
Completed & Not Absorbed - 1990	106	0	0	0	104	0	0	0	0	0	104	210
- 1989	41	0	3	0	0	0	0	0	0	3	0	44
Total Supply - 1990	939	2	31	53	104	0	214	84	469	168	787	1,896
- 1989	997	0	59	63	1,103	0	58	210	0	332	1,161	2,490
Absorptions - Current Month	41	0	0	0	4	0	0	0	0	0	4	45
- 3 Month Average	43	0	0	0	58	0	0	2	0	2	58	103
- 12 Month Average	81	0	2	3	80	0	0	9	0	14	80	175

AUGHAN

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
Pending Starts	287	0	65	0	258	0	0	0	0	65	258	610
STARTS - Current Month	68	0	45	0	0	0	0	0	0	45	0	113
- Year-To-Date 1990	302	0	68	13	202	0	0	0	0	81	202	585
- Year-To-Date 1989	1,090	0	0	0	0	0	0	0	0	0	0	1,090
Under Construction - 1990	535	0	68	13	816	0	0	0	0	81	816	1,432
- 1989	980	0	0	28	278	0	0	0	0	28	278	1,286
COMPLETIONS - Current Month	77	0	0	0	196	0	0	0	0	0	196	273
- Year-To-Date 1990	698	0	0	28	196	0	0	0	0	28	196	922
- Year-To-Date 1989	1,259	0	0	0	0	0	0	0	0	0	0	1,259
Completed & Not Absorbed - 1990	160	0	0	2	78	0	0	0	0	2	78	240
- 1989	50	0	0	0	0	0	0	0	0	0	0	50
Total Supply - 1990	982	0	133	15	1,152	0	0	0	0	148	1,152	2,282
- 1989	1,063	0	0	28	522	0	0	0	0	28	522	1,613
Absorptions - Current Month	97	0	0	0	123	0	0	0	0	0	123	220
- 3 Month Average	60	0	0	9	0	0	0	0	0	9	0	69
- 12 Month Average	79	0	0	2	6	0	0	0	0	2	6	87

WHITCHURCH-STOUFFVILLE

Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1989	147	0	0	0	0	0	0	0	0	0	0	147
Under Construction - 1990	47	0	0	0	0	0	0	0	0	0	0	47
- 1989	77	0	0	0	0	0	0	0	0	0	0	77
COMPLETIONS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	96	0	0	0	0	0	0	0	0	0	0	96
- Year-To-Date 1989	101	0	23	0	0	0	0	0	0	23	0	124
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	3	0	9	0	0	0	0	0	0	9	0	12
Total Supply - 1990	55	0	0	0	0	0	0	0	0	0	0	55
- 1989	83	0	9	0	0	0	0	0	0	9	0	92
Absorptions - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	12	0	2	0	0	0	0	0	0	2	0	14

PEEL REGION

Pending Starts	1,366	0	51	0	0	0	0	10	2	61	2	1,429
STARTS - Current Month	244	42	34	0	0	0	0	0	32	34	32	352
- Year-To-Date 1990	1,501	54	290	126	200	0	229	30	635	446	1,064	3,065
- Year-To-Date 1989	3,689	40	323	204	2,703	0	268	0	294	527	3,265	7,521
Under Construction - 1990	2,038	54	239	126	1,712	0	1,243	30	768	395	3,723	6,210
- 1989	3,273	40	355	157	3,743	0	984	0	611	512	5,338	9,163
COMPLETIONS - Current Month	291	2	0	0	344	0	0	0	0	0	344	637
- Year-To-Date 1990	2,187	40	108	64	2,294	0	0	60	418	232	2,712	5,171
- Year-To-Date 1989	3,975	12	376	294	2,273	15	1,045	0	325	685	3,643	8,315
Completed & Not Absorbed - 1990	271	3	5	21	353	0	17	0	0	26	370	670
- 1989	104	0	109	52	780	0	479	0	0	161	1,259	1,524
Total Supply - 1990	3,675	57	295	147	2,065	0	1,260	40	770	482	4,095	8,309
- 1989	3,759	40	464	209	4,523	0	1,977	0	819	673	7,319	11,791
Absorptions - Current Month	227	4	10	2	443	0	0	0	0	12	443	686
- 3 Month Average	259	6	31	2	117	0	105	20	0	53	222	540
- 12 Month Average	290	3	48	20	253	0	94	8	35	76	382	751

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	561	0	23	0	0	0	0	0	2	23	2	586
STARTS - Current Month	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1990	567	0	160	54	0	0	229	0	100	214	329	1,110
- Year-To-Date 1989	1,439	0	165	0	292	0	0	0	101	165	393	1,997
Under Construction - 1990	567	0	109	54	0	0	229	0	100	163	329	1,059
- 1989	1,313	0	165	0	528	0	0	0	0	165	528	2,006
COMPLETIONS - Current Month	109	0	0	0	0	0	0	0	0	0	0	109
- Year-To-Date 1990	821	0	63	0	382	0	0	60	0	123	382	1,326
- Year-To-Date 1989	1,496	10	264	0	680	0	114	0	204	264	998	2,768
Completed & Not Absorbed - 1990	120	0	1	0	87	0	0	0	0	1	87	208
- 1989	26	0	76	0	300	0	0	0	0	76	300	402
Total Supply - 1990	1,248	0	133	54	87	0	229	0	102	187	418	1,853
- 1989	1,582	0	241	0	828	0	0	0	0	241	828	2,651
Absorptions - Current Month	53	0	5	0	0	0	0	0	0	5	0	58
- 3 Month Average	77	0	17	0	32	0	0	20	0	37	32	146
- 12 Month Average	121	0	26	0	56	0	7	8	0	34	63	218
CALEDON												
Pending Starts	38	0	0	0	0	0	0	0	0	0	0	38
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	109	0	0	0	0	0	0	0	0	0	0	109
- Year-To-Date 1989	196	0	0	0	0	0	0	0	0	0	0	196
Under Construction - 1990	159	0	0	0	0	0	0	0	0	0	0	159
- 1989	188	0	0	0	0	0	0	0	0	0	0	188
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	107	0	0	0	0	0	0	0	0	0	0	107
- Year-To-Date 1989	210	0	0	0	0	0	0	0	0	0	0	210
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	197	0	0	0	0	0	0	0	0	0	0	197
- 1989	190	0	0	0	0	0	0	0	0	0	0	190
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
MISSISSAUGA												
Pending Starts	767	0	28	0	0	0	0	10	0	38	0	805
STARTS - Current Month	185	42	34	0	0	0	0	0	32	34	32	293
- Year-To-Date 1990	825	54	130	72	200	0	0	30	535	232	735	1,846
- Year-To-Date 1989	2,054	40	158	204	2,411	0	268	0	193	362	2,872	5,328
Under Construction - 1990	1,312	54	130	72	1,712	0	1,014	30	668	232	3,394	4,992
- 1989	1,772	40	190	157	3,215	0	984	0	611	347	4,810	6,969
COMPLETIONS - Current Month	174	2	0	0	344	0	0	0	0	0	344	520
- Year-To-Date 1990	1,259	40	45	64	1,912	0	0	0	418	109	2,330	3,738
- Year-To-Date 1989	2,269	2	112	294	1,593	15	931	0	121	421	2,645	5,337
Completed & Not Absorbed - 1990	151	3	4	21	266	0	17	0	0	25	283	462
- 1989	78	0	33	52	480	0	479	0	0	85	959	1,122
Total Supply - 1990	2,230	57	162	93	1,978	0	1,031	40	668	295	3,677	6,259
- 1989	1,987	40	223	209	3,695	0	1,977	0	819	432	6,491	8,950
Absorptions - Current Month	166	4	5	2	443	0	0	0	0	7	443	620
- 3 Month Average	175	6	14	2	85	0	105	0	0	16	190	387
- 12 Month Average	154	3	22	20	197	0	87	0	35	42	319	518

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	208	2	0	232	132	0	0	0	0	232	132	574
STARTS - Current Month	22	0	0	68	0	0	0	0	0	68	0	90
- Year-To-Date 1990	481	8	38	189	500	215	0	0	0	442	500	1,431
- Year-To-Date 1989	1,666	8	301	422	253	0	66	12	14	735	333	2,742
Under Construction - 1990	562	6	49	196	547	215	0	0	50	460	597	1,625
- 1989	1,413	8	183	405	613	0	112	12	14	600	739	2,760
COMPLETIONS - Current Month	122	0	0	0	0	0	0	0	0	0	0	122
- Year-To-Date 1990	1,313	20	65	328	225	57	60	12	14	462	299	2,094
- Year-To-Date 1989	1,333	6	311	245	641	0	14	0	0	556	655	2,550
Completed & Not Absorbed - 1990	246	3	2	47	35	0	21	0	0	49	56	354
- 1989	83	3	55	55	140	0	0	0	0	110	140	336
Total Supply - 1990	1,016	11	51	475	714	215	21	0	50	741	785	2,553
- 1989	1,612	11	238	460	753	0	112	12	14	710	879	3,212
Absorptions - Current Month	84	1	4	1	0	0	0	0	0	5	0	90
- 3 Month Average	93	1	20	42	39	0	4	0	0	62	43	199
- 12 Month Average	141	2	17	42	57	0	4	6	1	65	62	270
BURLINGTON												
Pending Starts	43	2	0	118	0	0	0	0	0	118	0	163
STARTS - Current Month	13	0	0	68	0	0	0	0	0	68	0	81
- Year-To-Date 1990	251	6	21	132	0	0	0	0	0	153	0	410
- Year-To-Date 1989	363	8	10	288	169	0	0	0	0	298	169	838
Under Construction - 1990	71	6	10	85	62	0	0	0	0	95	62	234
- 1989	189	8	22	267	352	0	52	0	0	289	404	890
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	422	12	18	174	107	57	0	0	0	249	107	790
- Year-To-Date 1989	499	0	48	177	288	0	0	0	0	225	288	1,012
Completed & Not Absorbed - 1990	48	0	2	40	8	0	0	0	0	42	8	98
- 1989	54	1	0	48	9	0	0	0	0	48	9	112
Total Supply - 1990	162	8	12	243	70	0	0	0	0	255	70	495
- 1989	243	9	22	315	361	0	52	0	0	337	413	1,002
Absorptions - Current Month	24	0	4	1	0	0	0	0	0	5	0	29
- 3 Month Average	35	0	4	14	37	0	0	0	0	18	37	90
- 12 Month Average	44	1	2	22	29	0	0	5	0	29	29	103
HALTON HILLS												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	27	0	0	33	0	0	0	0	0	33	0	60
- Year-To-Date 1989	280	0	0	0	84	0	40	0	0	0	124	404
Under Construction - 1990	24	0	0	33	0	0	0	0	0	33	0	57
- 1989	217	0	0	0	242	0	40	0	0	0	282	499
COMPLETIONS - Current Month	65	0	0	0	0	0	0	0	0	0	0	65
- Year-To-Date 1990	359	2	0	0	84	0	40	0	0	0	124	485
- Year-To-Date 1989	116	0	0	0	0	0	0	0	0	0	0	116
Completed & Not Absorbed - 1990	153	0	0	0	10	0	0	0	0	0	10	163
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	182	0	0	33	10	0	0	0	0	33	10	225
- 1989	217	0	0	0	242	0	40	0	0	0	282	499
Absorptions - Current Month	24	1	0	0	0	0	0	0	0	0	0	25
- 3 Month Average	14	0	0	0	2	0	0	0	0	0	2	16
- 12 Month Average	23	0	0	6	8	0	3	0	0	6	11	40

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	29	0	0	0	154	0	0	0	0	0	154	183
- Year-To-Date 1989	65	0	0	0	0	0	0	12	14	12	14	91
Under Construction - 1990	48	0	0	0	154	0	0	0	0	0	154	202
- 1989	66	0	0	0	0	0	0	12	14	12	14	92
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	23	0	0	0	0	0	0	12	14	12	14	49
- Year-To-Date 1989	68	0	0	0	0	0	8	0	0	0	8	76
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	56	0	0	0	154	0	0	0	0	0	154	210
- 1989	68	0	0	0	0	0	0	12	14	12	14	94
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	5	0	0	0	0	0	0	1	1	1	1	7
OAKVILLE												
Pending Starts	152	0	0	114	132	0	0	0	0	114	132	398
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	174	2	17	24	346	215	0	0	0	256	346	778
- Year-To-Date 1989	958	0	291	134	0	0	26	0	0	425	26	1,409
Under Construction - 1990	419	0	39	78	331	215	0	0	50	332	381	1,132
- 1989	941	0	161	138	19	0	20	0	0	299	39	1,279
COMPLETIONS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	509	6	47	154	34	0	20	0	0	201	54	770
- Year-To-Date 1989	650	6	263	68	353	0	6	0	0	331	359	1,346
Completed & Not Absorbed - 1990	45	3	0	7	17	0	21	0	0	7	38	93
- 1989	29	2	55	7	131	0	0	0	0	62	131	224
Total Supply - 1990	616	3	39	199	480	215	21	0	50	453	551	1,623
- 1989	1,084	2	216	145	150	0	20	0	0	361	170	1,617
Absorptions - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- 3 Month Average	42	1	16	28	0	0	4	0	0	44	4	91
- 12 Month Average	69	1	15	14	20	0	1	0	0	29	21	120
REST OF TORONTO CMA												
Pending Starts	81	12	0	0	0	0	0	0	0	0	0	93
STARTS - Current Month	58	0	0	0	0	0	0	0	0	0	0	58
- Year-To-Date 1990	849	52	85	43	183	0	8	0	0	128	191	1,220
- Year-To-Date 1989	1,589	12	0	53	62	55	6	0	0	108	68	1,777
Under Construction - 1990	762	34	16	75	459	0	0	0	0	91	459	1,346
- 1989	1,361	20	4	25	536	94	34	0	0	123	570	2,074
COMPLETIONS - Current Month	177	18	32	0	0	0	104	0	0	32	104	331
- Year-To-Date 1990	1,332	42	73	43	258	111	257	0	0	227	515	2,116
- Year-To-Date 1989	1,864	38	80	76	234	0	237	73	0	229	471	2,602
Completed & Not Absorbed - 1990	32	7	0	0	5	0	94	0	0	0	99	138
- 1989	13	2	16	25	0	0	44	0	0	41	44	100
Total Supply - 1990	875	53	16	75	464	0	94	0	0	91	558	1,577
- 1989	1,557	24	20	197	927	94	78	0	0	311	1,005	2,897
Absorptions - Current Month	174	16	32	0	0	0	52	0	0	32	52	274
- 3 Month Average	108	2	3	1	26	0	25	37	0	41	51	202
- 12 Month Average	153	3	7	8	84	0	14	17	0	32	98	286

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	2	12	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	24	28	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1989	183	4	0	0	0	0	0	0	0	0	0	187
Under Construction - 1990	19	20	0	0	0	0	0	0	0	0	0	39
- 1989	77	4	0	8	0	0	28	0	0	8	28	117
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	30	8	0	8	0	0	28	0	0	8	28	74
- Year-To-Date 1989	277	0	0	40	0	0	0	0	0	40	0	317
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	9	0	0	0	0	0	0	0	0	0	0	9
Total Supply - 1990	22	32	0	0	0	0	0	0	0	0	0	54
- 1989	86	4	0	8	0	0	28	0	0	8	28	126
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	3	1	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	10	1	0	1	0	0	2	0	0	1	2	14
ORANGEVILLE												
Pending Starts	2	12	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	4	28	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1989	170	4	0	0	0	0	0	0	0	0	0	174
Under Construction - 1990	8	20	0	0	0	0	0	0	0	0	0	28
- 1989	74	4	0	8	0	0	28	0	0	8	28	114
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	18	8	0	8	0	0	28	0	0	8	28	62
- Year-To-Date 1989	264	0	0	40	0	0	0	0	0	40	0	304
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	9	0	0	0	0	0	0	0	0	0	0	9
Total Supply - 1990	11	32	0	0	0	0	0	0	0	0	0	43
- 1989	83	4	0	8	0	0	28	0	0	8	28	123
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	3	1	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	9	1	0	1	0	0	2	0	0	1	2	13
MONO TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Under Construction - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	438	16	38	0	174	0	1	0	0	38	175	667
STARTS - Current Month	173	10	0	0	0	189	3	0	0	189	3	375
- Year-To-Date 1990	1,782	72	126	0	341	227	170	0	38	353	549	2,756
- Year-To-Date 1989	3,673	34	0	150	199	55	53	10	191	215	443	4,365
Under Construction - 1990	1,896	52	57	32	936	227	68	0	38	316	1,042	3,306
- 1989	3,415	58	4	120	673	94	64	70	211	288	948	4,709
COMPLETIONS - Current Month	333	20	32	0	0	0	112	0	0	32	112	497
- Year-To-Date 1990	3,066	64	117	47	261	111	324	70	211	345	796	4,271
- Year-To-Date 1989	3,472	84	171	153	246	0	598	73	0	397	844	4,797
Completed & Not Absorbed - 1990	40	10	1	1	5	0	118	0	0	2	123	175
- 1989	14	8	21	29	0	0	66	0	0	50	66	138
Total Supply - 1990	2,374	78	96	33	1,115	227	187	0	38	356	1,340	4,148
- 1989	4,007	76	25	296	1,136	94	130	70	211	485	1,477	6,045
Absorptions - Current Month	346	24	32	1	0	0	63	0	0	33	63	466
- 3 Month Average	245	4	5	2	26	0	39	37	0	44	65	358
- 12 Month Average	359	6	12	15	84	0	24	23	18	50	126	541
OSHAWA CMA												
Pending Starts	371	16	38	0	174	0	1	0	0	38	175	600
STARTS - Current Month	91	10	0	0	0	189	3	0	0	189	3	293
- Year-To-Date 1990	985	50	41	0	158	227	168	0	38	268	364	1,667
- Year-To-Date 1989	2,298	26	0	97	137	0	53	10	191	107	381	2,812
Under Construction - 1990	1,098	40	41	0	477	227	66	0	38	268	581	1,987
- 1989	2,106	42	0	103	137	0	64	70	211	173	412	2,733
COMPLETIONS - Current Month	138	2	0	0	0	0	8	0	0	0	8	148
- Year-To-Date 1990	1,798	30	44	12	3	0	109	70	211	126	323	2,277
- Year-To-Date 1989	1,859	48	91	81	12	0	361	0	0	172	373	2,452
Completed & Not Absorbed - 1990	20	3	1	1	0	0	27	0	0	2	27	52
- 1989	12	6	5	4	0	0	22	0	0	9	22	49
Total Supply - 1990	1,489	59	80	1	651	227	94	0	38	308	783	2,639
- 1989	2,505	56	5	107	209	0	86	70	211	182	506	3,249
Absorptions - Current Month	155	8	0	1	0	0	11	0	0	1	11	175
- 3 Month Average	142	3	2	1	0	0	15	0	0	3	15	163
- 12 Month Average	219	4	5	8	0	0	13	6	18	19	31	273
AJAX												
Pending Starts	41	0	0	0	0	0	0	0	0	0	0	41
STARTS - Current Month	41	0	0	0	0	0	0	0	0	0	0	41
- Year-To-Date 1990	505	20	69	0	183	0	0	0	0	69	183	777
- Year-To-Date 1989	690	6	0	0	62	55	0	0	0	55	62	813
Under Construction - 1990	474	12	0	32	459	0	0	0	0	32	459	977
- 1989	671	16	4	0	62	94	0	0	0	98	62	847
COMPLETIONS - Current Month	128	16	32	0	0	0	0	0	0	32	0	176
- Year-To-Date 1990	695	24	73	17	0	0	0	0	0	90	0	809
- Year-To-Date 1989	337	32	0	0	0	0	156	0	0	0	156	525
Completed & Not Absorbed - 1990	6	4	0	0	0	0	0	0	0	0	0	10
- 1989	0	2	0	0	0	0	44	0	0	0	44	46
Total Supply - 1990	521	16	0	32	459	0	0	0	0	32	459	1,028
- 1989	789	18	4	32	453	94	44	0	0	130	497	1,434
Absorptions - Current Month	124	16	32	0	0	0	0	0	0	32	0	172
- 3 Month Average	68	0	3	1	0	0	0	0	0	4	0	72
- 12 Month Average	64	1	3	1	0	0	5	8	0	12	5	82

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1989	94	0	0	0	0	0	0	0	0	0	0	94
Under Construction - 1990	67	0	0	0	0	0	0	0	0	0	0	67
- 1989	62	0	0	0	0	0	0	0	0	0	0	62
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1989	121	0	0	36	0	0	0	0	0	36	0	157
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	68	0	0	0	0	0	0	0	0	0	0	68
- 1989	67	0	0	0	0	0	0	0	0	0	0	67
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
NEWCASTLE												
Pending Starts	70	14	38	0	0	0	0	0	0	38	0	122
STARTS - Current Month	46	2	0	0	0	0	3	0	0	0	3	51
- Year-To-Date 1990	464	14	24	0	0	0	3	0	0	24	3	505
- Year-To-Date 1989	962	16	0	20	0	0	0	0	0	20	0	998
Under Construction - 1990	454	4	24	0	0	0	3	0	0	24	3	485
- 1989	717	18	0	26	0	0	0	0	0	26	0	761
COMPLETIONS - Current Month	47	0	0	0	0	0	0	0	0	0	0	47
- Year-To-Date 1990	773	12	44	0	0	0	14	0	0	44	14	843
- Year-To-Date 1989	606	12	0	19	0	0	121	0	0	19	121	758
Completed & Not Absorbed - 1990	3	2	1	1	0	0	2	0	0	2	2	9
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	527	20	63	1	0	0	5	0	0	64	5	616
- 1989	1,003	26	0	26	0	0	0	0	0	26	0	1,055
Absorptions - Current Month	47	0	0	0	0	0	2	0	0	0	2	49
- 3 Month Average	56	1	2	0	0	0	3	0	0	2	3	62
- 12 Month Average	104	2	4	2	0	0	1	0	0	6	1	113
OSHAUA CITY												
Pending Starts	22	2	0	0	27	0	0	0	0	0	27	51
STARTS - Current Month	2	6	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	84	28	0	0	14	0	165	0	38	0	217	329
- Year-To-Date 1989	512	10	0	0	0	0	50	10	191	10	241	773
Under Construction - 1990	106	28	0	0	50	0	63	0	38	0	151	285
- 1989	452	24	0	0	0	0	64	70	211	70	275	821
COMPLETIONS - Current Month	17	2	0	0	0	0	8	0	0	0	8	27
- Year-To-Date 1990	303	18	0	0	0	0	95	70	211	70	306	697
- Year-To-Date 1989	414	28	48	0	12	0	237	0	0	48	249	739
Completed & Not Absorbed - 1990	0	1	0	0	0	0	25	0	0	0	25	26
- 1989	10	5	0	0	0	0	22	0	0	0	22	37
Total Supply - 1990	128	31	0	0	77	0	88	0	38	0	203	362
- 1989	471	29	0	0	72	0	86	70	211	70	369	939
Absorptions - Current Month	31	7	0	0	0	0	9	0	0	0	9	47
- 3 Month Average	21	2	0	0	0	0	12	0	0	0	12	35
- 12 Month Average	41	2	0	0	0	0	12	6	18	6	30	79

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	157	2	16	0	0	0	0	0	0	16	0	175
- Year-To-Date 1989	388	0	0	0	0	0	0	0	0	0	0	388
Under Construction - 1990	153	0	16	0	0	0	0	0	0	16	0	169
- 1989	417	0	0	0	474	0	0	0	0	0	474	891
COMPLETIONS - Current Month	30	2	0	0	0	0	104	0	0	0	104	136
- Year-To-Date 1990	395	10	0	18	258	111	215	0	0	129	473	1,007
- Year-To-Date 1989	887	2	80	0	234	0	0	73	0	153	234	1,276
Completed & Not Absorbed - 1990	14	3	0	0	5	0	91	0	0	0	96	113
- 1989	1	0	16	0	0	0	0	0	0	16	0	17
Total Supply - 1990	182	3	16	0	5	0	91	0	0	16	96	297
- 1989	478	0	16	115	474	0	0	0	0	131	474	1,083
Absorptions - Current Month	29	0	0	0	0	0	52	0	0	0	52	81
- 3 Month Average	24	1	0	0	26	0	24	37	0	37	50	112
- 12 Month Average	52	1	4	2	84	0	6	9	0	15	90	158
SCUGOG												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	57	0	0	0	0	0	2	0	0	0	2	59
- Year-To-Date 1989	107	0	0	0	0	0	0	0	0	0	0	107
Under Construction - 1990	68	0	0	0	0	0	2	0	0	0	2	70
- 1989	100	0	0	0	0	0	0	0	0	0	0	100
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	89	0	0	0	0	0	0	0	0	0	0	89
- Year-To-Date 1989	153	0	0	0	0	0	0	0	0	0	0	153
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	74	0	0	0	0	0	2	0	0	0	2	76
- 1989	106	2	0	0	0	0	0	0	0	0	0	108
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
UXBRIDGE												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1989	96	2	0	53	0	0	0	0	0	53	0	151
Under Construction - 1990	36	0	0	0	0	0	0	0	0	0	0	36
- 1989	59	0	0	17	0	0	0	0	0	17	0	76
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	64	0	0	0	0	0	0	0	0	0	0	64
- Year-To-Date 1989	115	2	0	36	0	0	81	0	0	36	81	234
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	1	0	0	25	0	0	0	0	0	25	0	26
Total Supply - 1990	40	0	0	0	0	0	0	0	0	0	0	40
- 1989	62	0	0	42	0	0	0	0	0	42	0	104
Absorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	7	0	0	4	0	0	0	0	0	4	0	11

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	279	0	0	0	147	0	1	0	0	0	148	427
STARTS - Current Month	43	2	0	0	0	189	0	0	0	189	0	234
- Year-To-Date 1990	437	8	17	0	144	227	0	0	0	244	144	833
- Year-To-Date 1989	824	0	0	77	137	0	3	0	0	77	140	1,041
Under Construction - 1990	538	8	17	0	427	227	0	0	0	244	427	1,217
- 1989	937	0	0	77	137	0	0	0	0	77	137	1,151
COMPLETIONS - Current Month	74	0	0	0	0	0	0	0	0	0	0	74
- Year-To-Date 1990	722	0	0	12	3	0	0	0	0	12	3	737
- Year-To-Date 1989	839	8	43	62	0	0	3	0	0	105	3	955
Completed & Not Absorbed - 1990	17	0	0	0	0	0	0	0	0	0	0	17
- 1989	1	1	5	4	0	0	0	0	0	9	0	11
Total Supply - 1990	834	8	17	0	574	227	1	0	0	244	575	1,661
- 1989	1,031	1	5	81	137	0	0	0	0	86	137	1,255
Absorptions - Current Month	77	1	0	1	0	0	0	0	0	1	0	79
- 3 Month Average	65	0	0	1	0	0	0	0	0	1	0	66
- 12 Month Average	74	0	1	6	0	0	0	0	0	7	0	81
SIMCOE COUNTY												
Pending Starts	448	12	0	0	151	0	8	0	100	0	259	719
STARTS - Current Month	162	0	0	0	2	0	0	0	0	0	2	164
- Year-To-Date 1990	1,888	46	94	106	398	116	109	0	593	316	1,100	3,350
- Year-To-Date 1989	2,750	80	25	237	1,016	6	122	0	27	268	1,165	4,263
Under Construction - 1990	1,604	35	76	64	378	76	56	0	548	216	982	2,837
- 1989	1,939	69	0	189	794	6	79	0	27	195	900	3,103
COMPLETIONS - Current Month	240	4	38	0	90	0	16	0	0	38	106	388
- Year-To-Date 1990	1,961	70	42	214	762	46	105	0	0	302	867	3,200
- Year-To-Date 1989	2,098	52	45	160	409	8	336	0	197	213	942	3,305
Completed & Not Absorbed - 1990	238	13	4	6	58	0	118	0	0	10	176	437
- 1989	48	4	4	0	132	0	60	0	0	4	192	248
Total Supply - 1990	2,290	60	80	70	587	76	182	0	648	226	1,417	3,993
- 1989	2,154	75	4	189	932	6	195	0	27	199	1,154	3,582
Absorptions - Current Month	242	5	38	0	90	0	17	0	0	38	107	392
- 3 Month Average	185	7	1	40	103	13	40	0	0	54	143	389
- 12 Month Average	1,839	7	2	25	66	4	20	0	2	31	88	1,965
BARRIE CA												
Pending Starts	322	8	0	0	103	0	6	0	100	0	209	539
STARTS - Current Month	117	0	0	0	0	0	0	0	0	0	0	117
- Year-To-Date 1990	1,194	40	78	42	304	0	76	0	442	120	822	2,176
- Year-To-Date 1989	1,679	26	1	46	649	6	73	0	27	53	749	2,507
Under Construction - 1990	1,015	26	66	0	232	0	54	0	442	66	728	1,835
- 1989	1,193	18	0	0	477	6	49	0	27	6	553	1,770
COMPLETIONS - Current Month	137	0	0	0	0	0	12	0	0	0	12	149
- Year-To-Date 1990	1,203	34	0	42	549	6	47	0	0	48	596	1,881
- Year-To-Date 1989	1,305	8	21	76	188	8	210	0	197	105	595	2,013
Completed & Not Absorbed - 1990	227	13	4	6	58	0	115	0	0	10	173	423
- 1989	46	4	4	0	132	0	60	0	0	4	192	246
Total Supply - 1990	1,564	47	70	6	393	0	175	0	542	76	1,110	2,797
- 1989	1,325	22	4	0	609	6	109	0	27	10	745	2,102
Absorptions - Current Month	138	1	0	0	0	0	13	0	0	0	13	152
- 3 Month Average	118	2	0	3	89	0	32	0	0	3	121	244
- 12 Month Average	146	3	0	4	43	1	15	0	2	5	60	214

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	258	8	0	0	103	0	6	0	100	0	209	475
STARTS - Current Month	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1990	968	40	78	42	304	0	76	0	442	120	822	1,950
- Year-To-Date 1989	977	26	1	46	649	6	73	0	27	53	749	1,805
Under Construction - 1990	603	26	66	0	232	0	54	0	442	66	728	1,423
- 1989	655	18	0	0	477	6	49	0	27	6	553	1,232
COMPLETIONS - Current Month	112	0	0	0	0	0	12	0	0	0	12	124
- Year-To-Date 1990	875	34	0	42	549	6	47	0	0	48	596	1,553
- Year-To-Date 1989	747	8	21	76	188	8	210	0	197	105	595	1,455
Completed & Not Absorbed - 1990	223	13	4	6	58	0	115	0	0	10	173	419
- 1989	41	4	4	0	132	0	60	0	0	4	192	241
Total Supply - 1990	1,084	47	70	6	393	0	175	0	542	76	1,110	2,317
- 1989	751	22	4	0	609	6	109	0	27	10	745	1,528
Absorptions - Current Month	113	1	0	0	0	0	13	0	0	0	13	127
- 3 Month Average	96	2	0	3	89	0	32	0	0	3	121	222
- 12 Month Average	85	3	0	4	43	1	15	0	2	5	60	153
INNISFIL												
Pending Starts	50	0	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	56	0	0	0	0	0	0	0	0	0	0	56
- Year-To-Date 1990	156	0	0	0	0	0	0	0	0	0	0	156
- Year-To-Date 1989	581	0	0	0	0	0	0	0	0	0	0	581
Under Construction - 1990	337	0	0	0	0	0	0	0	0	0	0	337
- 1989	454	0	0	0	0	0	0	0	0	0	0	454
COMPLETIONS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	246	0	0	0	0	0	0	0	0	0	0	246
- Year-To-Date 1989	457	0	0	0	0	0	0	0	0	0	0	457
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	5	0	0	0	0	0	0	0	0	0	0	5
Total Supply - 1990	391	0	0	0	0	0	0	0	0	0	0	391
- 1989	488	0	0	0	0	0	0	0	0	0	0	488
Absorptions - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	51	0	0	0	0	0	0	0	0	0	0	51
VESPREA												
Pending Starts	14	0	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	121	0	0	0	0	0	0	0	0	0	0	121
Under Construction - 1990	75	0	0	0	0	0	0	0	0	0	0	75
- 1989	84	0	0	0	0	0	0	0	0	0	0	84
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	82	0	0	0	0	0	0	0	0	0	0	82
- Year-To-Date 1989	101	0	0	0	0	0	0	0	0	0	0	101
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	89	0	0	0	0	0	0	0	0	0	0	89
- 1989	86	0	0	0	0	0	0	0	0	0	0	86
Absorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	13	0	0	0	48	0	0	0	0	0	48	61
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	36	0	0	0	92	40	0	0	45	40	137	213
- Year-To-Date 1989	91	10	0	75	337	0	0	0	0	75	337	513
Under Construction - 1990	23	1	0	0	144	0	0	0	0	0	144	168
- 1989	63	19	0	86	299	0	0	0	0	86	299	467
COMPLETIONS - Current Month	3	4	0	0	90	0	0	0	0	0	90	97
- Year-To-Date 1990	54	18	0	69	195	40	0	0	0	109	195	376
- Year-To-Date 1989	46	28	0	55	158	0	0	0	0	55	158	287
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	36	1	0	0	192	0	0	0	0	0	192	229
- 1989	67	19	0	86	305	0	52	0	0	86	357	529
Absorptions - Current Month	3	4	0	0	90	0	0	0	0	0	90	97
- 3 Month Average	8	4	0	19	14	13	0	0	0	32	14	58
- 12 Month Average	8	1	0	12	21	3	0	0	0	15	21	45
MIDLAND CA												
Pending Starts	45	2	0	0	0	0	0	0	0	0	0	47
STARTS - Current Month	15	0	0	0	2	0	0	0	0	0	2	17
- Year-To-Date 1990	265	2	0	0	2	0	9	0	0	0	11	278
- Year-To-Date 1989	375	42	0	103	12	0	16	0	0	103	28	548
Under Construction - 1990	160	2	0	0	2	0	0	0	0	0	2	164
- 1989	230	30	0	103	0	0	8	0	0	103	8	371
COMPLETIONS - Current Month	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1990	323	18	0	103	0	0	11	0	0	103	11	455
- Year-To-Date 1989	312	14	0	16	0	0	29	0	0	16	29	371
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	205	4	0	0	2	0	0	0	0	0	2	211
- 1989	248	30	0	103	0	0	8	0	0	103	8	389
Absorptions - Current Month	46	0	0	0	0	0	0	0	0	0	0	46
- 3 Month Average	32	1	0	18	0	0	0	0	0	18	0	51
- 12 Month Average	36	3	0	9	0	0	1	0	0	9	1	49
MIDLAND TOWN												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	4	0	0	0	2	0	0	0	0	0	2	6
- Year-To-Date 1990	50	0	0	0	2	0	9	0	0	0	11	61
- Year-To-Date 1989	84	8	0	103	0	0	14	0	0	103	14	209
Under Construction - 1990	13	0	0	0	2	0	0	0	0	0	2	15
- 1989	50	4	0	103	0	0	6	0	0	103	6	163
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	79	4	0	103	0	0	11	0	0	103	11	197
- Year-To-Date 1989	102	6	0	0	0	0	20	0	0	0	20	128
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	23	0	0	0	2	0	0	0	0	0	2	25
- 1989	56	4	0	103	0	0	6	0	0	103	6	169
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	8	0	0	18	0	0	0	0	0	18	0	26
- 12 Month Average	9	0	0	9	0	0	1	0	0	9	1	11

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	32	2	0	0	0	0	2	0	0	0	2	36
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	156	0	0	21	0	76	16	0	106	97	122	375
- Year-To-Date 1989	307	0	24	13	18	0	27	0	0	37	45	389
Under Construction - 1990	239	0	0	21	0	76	2	0	106	97	108	444
- 1989	276	0	0	0	18	0	16	0	0	0	34	310
COMPLETIONS - Current Month	9	0	0	0	0	0	4	0	0	0	4	13
- Year-To-Date 1990	171	0	0	0	18	0	33	0	0	0	51	222
- Year-To-Date 1989	122	0	24	13	63	0	44	0	0	37	107	266
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	271	2	0	21	0	76	4	0	106	97	110	480
- 1989	332	0	0	0	18	0	20	0	0	0	38	370
Absorptions - Current Month	9	0	0	0	0	0	4	0	0	0	4	13
- 3 Month Average	16	0	0	0	0	0	7	0	0	0	7	23
- 12 Month Average	1,622	0	2	0	2	0	3	0	0	2	5	1,629
REST OF SIMCOE COUNTY												
Pending Starts	36	0	0	0	0	0	0	0	0	0	0	36
STARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	237	4	16	43	0	0	8	0	0	59	8	308
- Year-To-Date 1989	298	2	0	0	0	0	6	0	0	0	6	306
Under Construction - 1990	167	6	10	43	0	0	0	0	0	53	0	226
- 1989	177	2	0	0	0	0	6	0	0	0	6	185
COMPLETIONS - Current Month	45	0	38	0	0	0	0	0	0	38	0	83
- Year-To-Date 1990	210	0	42	0	0	0	14	0	0	42	14	266
- Year-To-Date 1989	313	2	0	0	0	0	53	0	0	0	53	368
Completed & Not Absorbed - 1990	11	0	0	0	0	0	3	0	0	0	3	14
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	214	6	10	43	0	0	3	0	0	53	3	276
- 1989	182	4	0	0	0	0	6	0	0	0	6	192
Absorptions - Current Month	46	0	38	0	0	0	0	0	0	38	0	84
- 3 Month Average	11	0	1	0	0	0	1	0	0	1	1	13
- 12 Month Average	27	0	0	0	0	0	1	0	0	0	1	28
BRADFORD												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	9	2	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1989	67	0	0	0	0	0	6	0	0	0	6	73
Under Construction - 1990	8	2	0	0	0	0	0	0	0	0	0	10
- 1989	46	0	0	0	0	0	6	0	0	0	6	52
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	26	0	0	0	0	0	6	0	0	0	6	32
- Year-To-Date 1989	81	2	0	0	0	0	0	0	0	0	0	83
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	23	2	0	0	0	0	0	0	0	0	0	25
- 1989	50	2	0	0	0	0	6	0	0	0	6	58
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	4	0	0	0	0	0	1	0	0	0	1	5

	OWNERSHIP					RENTAL		Assisted		Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Row	Apt.			
ALLISTON												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	80	2	16	0	0	0	0	0	0	16	0	98
- Year-To-Date 1989	16	2	0	0	0	0	0	0	0	0	0	18
Under Construction - 1990	62	4	10	0	0	0	0	0	0	10	0	76
- 1989	7	2	0	0	0	0	0	0	0	0	0	9
COMPLETIONS - Current Month	24	0	38	0	0	0	0	0	0	38	0	62
- Year-To-Date 1990	26	0	42	0	0	0	0	0	0	42	0	68
- Year-To-Date 1989	29	0	0	0	0	0	53	0	0	0	53	82
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	72	4	10	0	0	0	0	0	0	10	0	86
- 1989	7	2	0	0	0	0	0	0	0	0	0	9
Absorptions - Current Month	24	0	38	0	0	0	0	0	0	38	0	62
- 3 Month Average	0	0	1	0	0	0	0	0	0	1	0	1
- 12 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
MUSKOKA DISTRICT												
Pending Starts	89	0	0	0	0	0	14	0	0	0	14	103
STARTS - Current Month	81	6	0	0	0	0	9	0	0	0	9	96
- Year-To-Date 1990	287	28	15	43	18	9	33	0	0	67	51	433
- Year-To-Date 1989	373	18	60	109	159	0	43	0	0	169	202	762
Under Construction - 1990	251	6	59	93	79	0	17	0	0	152	96	505
- 1989	343	6	51	89	208	0	18	0	0	140	226	715
COMPLETIONS - Current Month	108	6	0	6	0	0	0	0	0	6	0	120
- Year-To-Date 1990	454	26	15	58	102	9	52	0	0	82	154	716
- Year-To-Date 1989	283	18	24	14	95	0	35	0	40	38	170	509
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	340	6	59	93	79	0	31	0	0	152	110	608
- 1989	410	6	51	103	208	0	22	0	0	154	230	800
Absorptions - Current Month	108	6	0	6	0	0	0	0	0	6	0	120
- 3 Month Average	25	4	1	18	16	3	15	0	0	22	31	82
- 12 Month Average	38	2	2	7	14	1	6	0	0	10	20	77
BRACEBRIDGE												
Pending Starts	11	0	0	0	0	0	0	0	0	0	0	11
STARTS - Current Month	54	6	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1990	119	28	3	27	0	0	4	0	0	30	4	181
- Year-To-Date 1989	130	16	60	0	0	0	15	0	0	60	15	221
Under Construction - 1990	53	6	47	21	0	0	4	0	0	68	4	131
- 1989	78	4	51	0	0	0	0	0	0	51	0	133
COMPLETIONS - Current Month	88	6	0	6	0	0	0	0	0	6	0	100
- Year-To-Date 1990	161	24	3	6	0	0	36	0	0	9	36	231
- Year-To-Date 1989	135	14	18	0	0	0	25	0	0	18	25	191
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	64	6	47	21	0	0	4	0	0	68	4	144
- 1989	107	4	51	0	0	0	0	0	0	51	0	162
Absorptions - Current Month	88	6	0	6	0	0	0	0	0	6	0	100
- 3 Month Average	18	3	1	0	0	0	12	0	0	1	12	33
- 12 Month Average	11	2	1	0	0	0	3	0	0	1	3	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	33	0	12	0	0	0	4	0	0	12	4	49
- Year-To-Date 1989	49	2	0	101	0	0	0	0	0	101	0	152
Under Construction - 1990	14	0	12	48	0	0	4	0	0	60	4	78
- 1989	42	2	0	81	0	0	0	0	0	81	0	125
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	57	2	12	26	0	0	0	0	0	38	0	97
- Year-To-Date 1989	36	4	6	14	4	0	0	0	0	20	4	64
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	17	0	12	48	0	0	4	0	0	60	4	81
- 1989	47	2	0	95	0	0	4	0	0	95	4	148
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	4	1	0	9	0	0	0	0	0	9	0	14
- 12 Month Average	6	0	1	5	0	0	0	0	0	6	0	12
HUNTSVILLE												
Pending Starts	75	0	0	0	0	0	14	0	0	0	14	89
STARTS - Current Month	18	0	0	0	0	0	9	0	0	0	9	27
- Year-To-Date 1990	135	0	0	16	18	9	25	0	0	25	43	203
- Year-To-Date 1989	194	0	0	8	159	0	28	0	0	8	187	389
Under Construction - 1990	184	0	0	24	79	0	9	0	0	24	88	296
- 1989	223	0	0	8	208	0	18	0	0	8	226	457
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	236	0	0	26	102	9	16	0	0	35	118	389
- Year-To-Date 1989	112	0	0	0	91	0	10	0	40	0	141	253
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	259	0	0	24	79	0	23	0	0	24	102	385
- 1989	256	0	0	8	208	0	18	0	0	8	226	490
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	3	0	0	9	16	3	3	0	0	12	19	34
- 12 Month Average	21	0	0	2	14	1	3	0	0	3	17	41
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	34	8	0	0	0	0	0	0	0	0	0	42
STARTS - Current Month	41	0	0	0	0	8	0	0	50	8	50	99
- Year-To-Date 1990	206	18	0	0	52	8	0	0	50	8	102	334
- Year-To-Date 1989	339	4	0	0	0	8	0	0	0	8	0	351
Under Construction - 1990	139	18	0	0	123	8	0	0	50	8	173	338
- 1989	223	4	0	0	0	8	0	0	0	8	0	235
COMPLETIONS - Current Month	67	0	0	0	0	0	0	0	0	0	0	67
- Year-To-Date 1990	264	4	0	0	0	0	0	0	0	0	0	268
- Year-To-Date 1989	264	0	0	18	0	0	0	0	0	18	0	282
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	173	26	0	0	123	8	0	0	50	8	173	380
- 1989	234	4	0	0	39	8	0	0	0	8	39	285
Absorptions - Current Month	67	0	0	0	0	0	0	0	0	0	0	67
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	34	0	0	0	0	0	0	0	0	0	0	34

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	26	8	0	0	0	0	0	0	0	0	0	34
STARTS - Current Month	8	0	0	0	0	8	0	0	50	8	50	66
- Year-To-Date 1990	119	18	0	0	52	8	0	0	50	8	102	247
- Year-To-Date 1989	184	4	0	0	0	8	0	0	0	8	0	196
Under Construction - 1990	80	18	0	0	123	8	0	0	50	8	173	279
- 1989	105	4	0	0	0	8	0	0	0	8	0	117
COMPLETIONS - Current Month	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1990	165	4	0	0	0	0	0	0	0	0	0	169
- Year-To-Date 1989	140	0	0	18	0	0	0	0	0	18	0	158
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	106	26	0	0	123	8	0	0	50	8	173	313
- 1989	114	4	0	0	39	8	0	0	0	8	39	165
Absorptions - Current Month	28	0	0	0	0	0	0	0	0	0	0	28
- 3 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
- 12 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
REST OF VICTORIA/HALIBURTON												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1990	87	0	0	0	0	0	0	0	0	0	0	87
- Year-To-Date 1989	155	0	0	0	0	0	0	0	0	0	0	155
Under Construction - 1990	59	0	0	0	0	0	0	0	0	0	0	59
- 1989	118	0	0	0	0	0	0	0	0	0	0	118
COMPLETIONS - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	124	0	0	0	0	0	0	0	0	0	0	124
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	67	0	0	0	0	0	0	0	0	0	0	67
- 1989	120	0	0	0	0	0	0	0	0	0	0	120
Absorptions - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
PETERBOROUGH CA												
Pending Starts	168	8	0	0	0	0	82	0	0	0	82	258
STARTS - Current Month	29	0	0	0	0	0	35	0	0	0	35	64
- Year-To-Date 1990	374	10	0	38	72	0	35	0	0	38	107	529
- Year-To-Date 1989	536	24	0	0	12	0	139	0	0	0	151	711
Under Construction - 1990	203	2	0	38	109	0	35	0	0	38	144	387
- 1989	270	12	0	72	49	0	93	0	0	72	142	496
COMPLETIONS - Current Month	52	2	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1990	487	18	0	72	36	0	60	0	0	72	96	673
- Year-To-Date 1989	626	22	24	0	78	0	19	126	0	150	97	895
Completed & Not Absorbed - 1990	49	7	0	6	3	0	0	0	0	6	3	65
- 1989	14	2	0	0	0	0	0	0	0	0	0	16
Total Supply - 1990	420	17	0	44	112	0	117	0	0	44	229	710
- 1989	297	14	0	72	49	0	137	0	0	72	186	569
Absorptions - Current Month	45	2	0	5	0	0	1	0	0	5	1	53
- 3 Month Average	58	1	0	0	0	0	2	0	0	0	2	61
- 12 Month Average	61	2	0	5	3	0	7	0	0	5	10	78

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	159	8	0	0	0	0	82	0	0	0	82	249
STARTS - Current Month	14	0	0	0	0	0	35	0	0	0	35	49
- Year-To-Date 1990	222	10	0	38	72	0	35	0	0	38	107	377
- Year-To-Date 1989	259	24	0	0	12	0	139	0	0	0	151	434
Under Construction - 1990	81	2	0	38	109	0	35	0	0	38	144	265
- 1989	79	12	0	72	49	0	93	0	0	72	142	305
COMPLETIONS - Current Month	32	2	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1990	319	18	0	72	36	0	60	0	0	72	96	505
- Year-To-Date 1989	408	22	24	0	78	0	19	126	0	150	97	677
Completed & Not Absorbed - 1990	46	7	0	6	3	0	0	0	0	6	3	62
- 1989	12	2	0	0	0	0	0	0	0	0	0	14
Total Supply - 1990	286	17	0	44	112	0	117	0	0	44	229	576
- 1989	95	14	0	72	49	0	137	0	0	72	186	367
Absorptions - Current Month	25	2	0	5	0	0	1	0	0	5	1	33
- 3 Month Average	42	1	0	0	0	0	2	0	0	0	2	45
- 12 Month Average	36	2	0	5	3	0	7	0	0	5	10	53
NORTHUMBERLAND COUNTY												
Pending Starts	113	2	0	0	0	0	0	32	18	32	18	165
STARTS - Current Month	60	0	0	0	0	0	0	28	0	28	0	88
- Year-To-Date 1990	372	0	0	0	0	0	0	28	20	28	20	420
- Year-To-Date 1989	710	0	0	0	80	0	0	0	0	0	80	790
Under Construction - 1990	250	0	0	0	20	0	0	52	0	52	20	322
- 1989	536	0	0	0	80	0	0	0	0	0	80	616
COMPLETIONS - Current Month	89	0	0	0	0	0	0	0	20	0	20	109
- Year-To-Date 1990	467	0	0	0	10	0	50	0	70	0	130	597
- Year-To-Date 1989	349	2	0	0	17	0	23	0	0	0	40	391
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	366	2	0	0	20	0	0	84	18	84	38	490
- 1989	566	0	0	0	80	0	0	0	0	0	80	646
Absorptions - Current Month	90	0	0	0	0	0	0	0	20	0	20	110
- 3 Month Average	46	0	0	0	0	0	0	0	0	0	0	46
- 12 Month Average	69	0	0	0	1	0	9	0	0	0	10	79
COBOURG CA												
Pending Starts	87	2	0	0	0	0	0	32	18	32	18	139
STARTS - Current Month	17	0	0	0	0	0	0	28	0	28	0	45
- Year-To-Date 1990	126	0	0	0	0	0	0	28	20	28	20	174
- Year-To-Date 1989	190	0	0	0	80	0	0	0	0	0	80	270
Under Construction - 1990	94	0	0	0	20	0	0	52	0	52	20	166
- 1989	158	0	0	0	80	0	0	0	0	0	80	238
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	20	0	20	33
- Year-To-Date 1990	122	0	0	0	10	0	50	0	70	0	130	252
- Year-To-Date 1989	66	0	0	0	17	0	0	0	0	0	17	83
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	181	2	0	0	20	0	0	84	18	84	38	305
- 1989	178	0	0	0	80	0	0	0	0	0	80	258
Absorptions - Current Month	13	0	0	0	0	0	0	0	20	0	20	33
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	21	0	0	0	1	0	8	0	0	0	9	30

SEPTEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	59	0	0	0	0	0	0	0	0	0	0	59
- Year-To-Date 1989	151	0	0	0	0	0	0	0	0	0	0	151
Under Construction - 1990	52	0	0	0	0	0	0	0	0	0	0	52
- 1989	101	0	0	0	0	0	0	0	0	0	0	101
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	55	0	0	0	0	0	0	0	0	0	0	55
- Year-To-Date 1989	50	0	0	0	0	0	0	0	0	0	0	50
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	54	0	0	0	0	0	0	0	0	0	0	54
- 1989	102	0	0	0	0	0	0	0	0	0	0	102
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	154	0	0	0	0	0	0	0	0	0	0	154
Under Construction - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	116	0	0	0	0	0	0	0	0	0	0	116
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	69	0	0	0	0	0	0	0	0	0	0	69
- Year-To-Date 1989	62	0	0	0	0	0	14	0	0	0	14	76
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	12	0	0	0	0	0	0	0	0	0	0	12
- 1989	118	0	0	0	0	0	0	0	0	0	0	118
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	13	0	0	0	0	0	1	0	0	0	1	14

MAPS



TORONTO BRANCH



GREATER TORONTO AREA

CAI
MH50
-L53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

CMH
M4-52
-L53

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

October 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

OCTOBER 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	7
MLS RESALE ACTIVITY	8
CMHC NEWS/RECENT NEWS	10
SUPPLEMENT ONE: - Measuring House Price Change	11
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	13
- Definitions	14
- Starts Summary Tables	16
- Detailed Summary Tables	20
- Maps:	
- CMHC Toronto Branch	44
- Greater Toronto Area (GTA)	45
- Toronto Census Metropolitan Area (CMA)	46

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – October 1990

- Toronto starts down from September 1990
- MLS average price falls for sixth consecutive month
- Starts for Canada lowest in six years
- Province of Ontario announces new Rent Regulations
- Supplement on measuring house price changes

ECONOMIC INDICATORS

Interest rates have begun to fall in November as the economy continues to weaken. The unemployment rate for Toronto has jumped to 6.4 per cent, though the level of employment has actually increased.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES				CPI All Items Toronto 1981=100	NHPI Toronto 1981=100	TORONTO and OSHAWA CMAs			
	(at month's end)						EMPLOYMENT		UNEMPLOYMENT	
	Bank	Mtge. Rate	Exch. Rate	Inst. month end			('000s)	RATE (%)	Toronto	Oshawa
	Rate	3 Yr.	(\$Cdn/\$US)							
1989										
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3	
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1	
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1	
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6	
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9	
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7	
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8	
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5	
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9	
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—	
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6	
December	12.47	12.00	86.47	161.9	214.1	1,929	101	3.4	3.9	
AVERAGE	12.30	12.17	84.52	158.7	210.9	1,940	99	3.9	4.3	
1990										
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8	
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4	
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4	
April	13.80	13.67	86.20	164.5	210.7	1,937	98	4.1	6.4	
May	13.92	14.27	85.30	165.2	210.1	1,938	101	5.1	6.5	
June	13.90	14.25	85.01	166.0	205.2	1,974	102	3.9	6.7	
July	13.48	14.20	86.75	166.8	202.8	1,971	100	6.0	7.7	
August	12.92	13.85	87.18	166.6	200.0	1,965	102	5.3	8.6	
September	12.65	13.53	86.72	166.9	191.7	1,901	101	5.4	6.8	
October	12.26	13.10		168.3		1,917	103	6.4	6.4	
Nov. 29	12.26	12.82								

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts for the Toronto Branch territory totalled 2,012 units in October 1990, down from the 2,346 units recorded in September 1990 and from the 3,180 units logged in October 1989. Single family starts were unexpectedly high in September, and have now returned to their expected level. In Barrie, there were 203 units started under the provincial Homes Now program, and a further 94 condominium apartment units.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		TOTAL		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727	1,352	1,832	619	4,559	1,971	-56.8%
July	2,291	1,194	1,712	1,752	4,003	2,946	-26.4%
August	2,540	549	989	1,196	3,529	1,745	-50.6%
September	2,216	1,408	572	938	2,788	2,346	-15.9%
October	1,735	996	1,445	1,016	3,180	2,012	-36.7%
November	1,461		2,474		3,935		
December	1,475		2,261		3,736		
Year-to-Date	22,201	10,578	17,363	13,437	39,564	24,015	-39.3%

Source: CMHC

HOUSING STARTS BY AREA

MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH October 1989 - 1990

	October 1989		October 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	1,208	1,200	628	489	-48.0%	-59.3%
Oshawa CMA	202	127	82	148	-59.4%	16.5%
Barrie CA	100	30	119	311	19.0%	—
Peterborough CA	62	5	41	40	-33.9%	—

Source: CMHC

Nationally, housing starts fell to 143,000 (SAAR) in October 1990. This was the fifth consecutive month in which starts have fallen in Canada.

HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	92,000	13.6%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	6.5%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	33,000	205,000
May	82,000	-17.2%	95,000	30.1%	177,000	2.9%	33,000	210,000
June	81,000	-1.2%	81,000	-14.7%	162,000	-8.5%	33,000	195,000
July	70,000	-13.6%	80,000	-1.2%	150,000	-7.4%	25,000	175,000
August	55,000	-21.4%	83,000	3.8%	138,000	-8.0%	25,000	163,000
September	61,000	10.9%	51,000	-38.6%	112,000	-18.8%	32,000	144,000
October	60,000	-1.6%	58,000	13.7%	118,000	5.4%	25,000	143,000

Note: figures for July to September have been revised as a result of higher activity in the 'Other Areas'

SOURCE: CMHC

NEW HOME SALES

Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association totalled 929 units in October 1990. Sales are up for 3 consecutive months, though they are down from the level they were last October. Freehold sales continue to be the strongest part of the market. Several builders of condominium projects are attempting to sell their units by offering lease-to-buy arrangements, and these do not appear in the statistics on sales.

Lower-priced product often with interest rates buy-downs offered by builders and other incentives, continue to be the major part of the new home market.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475	394	-17.1%	462	180	-61.0%	937	574	-38.7%
July	265	383	44.5%	367	123	-66.5%	632	506	-19.9%
August	294	449	52.7%	226	158	-30.1%	520	607	16.7%
September	557	685	23.0%	370	224	-39.5%	927	909	-1.9%
October	694	778	11.2%	409	151	-36.9%	1,103	929	-15.7%
November	988			281			1,269		
December	427			118			545		
TOTAL	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for October 1990 was \$243,047, falling, albeit marginally, for the sixth consecutive month. The median price has also fallen to \$207,750. The number of listings has increased, resulting in a fall in the sales-to-listing ratio to 11 per cent. Sales will hover around the 2000-2500 level as expected and will continue until December when they may fall below 2000 sales. December is usually the seasonal low.

MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$263,645	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000	2,239	20,476	11%	\$252,012	\$218,800
July	2,535	15,769	16%	\$267,007	\$230,000	2,090	16,976	12%	\$247,884	\$217,000
August	3,270	18,022	18%	\$274,582	\$230,000	2,359	17,244	14%	\$245,739	\$214,000
September	3,307	21,813	15%	\$277,186	\$235,000	2,328	18,615	13%	\$245,519	\$213,500
October	3,149	22,020	14%	\$280,767	\$234,900	2,239	20,709	11%	\$243,047	\$207,750
November	3,012	20,340	15%	\$277,923	\$230,000					
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL Jan-Dec	38,960			\$273,698						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported an increase in sales to almost 400 units, while listings remained flat. Prices fell in October, but only slightly, and are not expected to change significantly in the coming months.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705	286	3,580	8%	\$163,792
July	336	2,409	14%	\$176,829	303	3,319	9%	\$168,892
August	456	2,485	18%	\$183,464	338	3,342	10%	\$157,839
September	446	2,581	17%	\$183,524	324	3,351	10%	\$159,533
October	433	2,681	16%	\$182,660	390	3,379	12%	\$158,280
November	407	2,593	16%	\$183,332				
December	259	2,316	11%	\$181,784				
TOTAL Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	OCTOBER 1989			OCTOBER 1990			PERCENT CHANGE 1989-1990	
	# of Sales	New Listings	Average Price	# of Sales	New Listings	Average Price	# of Sales	Average Price
Barrie and District	166	528	\$168,693	137	570	\$139,010	-17.5	-17.6
Brampton	536	1257	\$210,304	301	1189	\$194,267	-43.8	-7.6
Cobourg-Port Hope	57	141	\$150,782	27	179	\$140,748	-52.6	-6.7
Collingwood & District	68	250	\$147,697	56	318	\$126,293	-17.6	-14.5
Haliburton District	20	60	\$120,075	21	110	\$105,000	5.0	-12.6
Lindsay and District	85	256	\$134,761	57	282	\$139,623	-32.9	3.6
Midland and Penetanguishene	31	153	\$128,292	26	161	\$141,758	-16.1	10.5
Mississauga	487	929	\$240,445	361	1333	\$212,789	-25.9	-11.5
Muskoka	56	298	\$132,000	43	315	\$104,007	-23.2	-21.2
Oakville-Milton	209	624	\$241,041	164	507	\$259,796	-21.5	7.8
Orangeville and District	71	189	\$179,265	52	216	\$144,631	-26.8	-19.3
Orillia and District	81	162	\$140,191	58	220	\$136,071	-28.4	-2.9
Oshawa and District	433	1129	\$182,660	390	1384	\$158,280	-9.9	-13.3
Peterborough	144	339	\$140,050	81	326	\$140,166	-43.8	.1
Toronto	3149	6221	\$280,767	239	8377	\$243,048	-92.4	-13.4
York Region	352	849	\$239,771	285	945	\$198,185	-19.0	-17.3

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

CMHC NEWS

Both the Toronto and Oshawa Builders' and Real Estate Forecasts for Autumn 1990 are now available. If you have not received one in the mail and are interested in obtaining a copy, please call Bev Doucette at 781-2451, ext. 252.

CMHC conducted its semi-annual Rental Market Survey in October 1990. In addition to vacancy and rent information, the turnover rate of apartment units was monitored. Results of the survey will be available to the press on November 22th. More details and our published report will follow in early January.

RECENT NEWS

On November 28, Dave Cooke, the Province of Ontario's Minister of Housing announced legislation which will limit rent increases while the government develops a new system of rent control. This legislation protects tenants over the next two years by setting up a moratorium on rent increases.

The moratorium is said to be a temporary measure to protect tenants from high increases allowed under the current rent review system. The moratorium rules will apply to rent increases taking effect from October 1, 1990 and will continue until new rent control legislation is passed. Under the moratorium, most rent increases will be limited to the guideline amount set by the Ministry of Housing each year. In 1990, the guideline is 4.6%; in 1991, it is 5.4%.

STARTS IN THE TORONTO CMA 1989 - 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1989												
J	1397	18	114	96	2174	20	27	18	194	248	2395	4058
F	1041	8	61	66	1084	147	3	0	0	274	1087	2410
M	1902	10	35	128	1499	0	6	0	540	163	2045	4120
A	1671	8	0	68	1416	8	213	0	0	76	1629	3384
M	2139	18	240	33	1095	0	8	40	172	313	1275	3745
J	1372	20	208	42	587	0	209	119	229	366	1025	2783
J	1334	8	39	98	795	0	259	105	75	242	1129	2713
A	1283	48	40	60	173	0	30	0	133	100	336	1767
S	1450	6	134	0	38	0	6	0	220	134	264	1854
O	1208	10	28	38	428	0	696	0	0	66	1124	2408
N	891	12	9	52	1847	0	9	111	190	172	2046	3121
D	841	6	55	14	1246	0	3	60	596	129	1845	2821
1990												
J	777	8	4	23	1455	0	10	8	150	35	1615	2435
F	439	2	61	0	258	215	238	0	321	276	815	1532
M	502	0	31	0	1253	6	214	0	0	37	1467	2006
A	716	36	112	0	384	0	160	78	354	190	898	1840
M	711	10	90	44	156	0	770	38	165	172	1091	1984
J	555	14	59	103	0	0	8	0	77	162	85	816
J	646	30	27	33	1306	19	122	34	112	113	1540	2329
A	234	6	28	72	323	18	4	0	234	118	561	919
S	906	52	141	0	318	0	9	0	78	141	405	1504
O	628	4	129	66	0	24	6	10	250	229	256	1117

SUPPLEMENT ONE - MEASURING HOUSE PRICE CHANGE

There has always been a great deal of uncertainty regarding how to measure the price of housing. House prices in the Toronto area are most frequently measured using the Average Price or Median Price from the Toronto Real Estate Board's Multiple Listing Service. These have been criticized by some for not controlling for the type of unit being sold. Using 2 refinements of this data, we estimate 2 alternative measures of house price movement. In general, we conclude that all three measures have moved in a relatively similar manner from 1988 to the beginning of 1990.

A. ALTERNATIVE METHODS

Sub Sample Averages

The first alternative is to eliminate from the universe of MLS sales all sales that do not meet the following specific criteria:

- sale price must be greater than \$20,000
- the unit must be either a detached, semi-detached, condotownhouse, condo apartment, linked or attached row; all others, such as vacant land or cottages are eliminated

- the unit must have 1 to 5 bedrooms; bachelors and those with 6 or more bedrooms are eliminated
- the unit must have less than 3 kitchens; we return to this later.

Average price is then calculated for this sample of sales.

Hedonic Index

The second alternative is to use a statistical analysis of the data to try to control for variation in house characteristics and time of sale. In particular, we run a regression of the log of house price¹ on a number of dummy variables, including the year and quarter of sale, the house type, the number of bedrooms. In the regression that we used, the constant in the regression will approximate roughly the log of the price for a single detached unit, with one kitchen and four bedrooms. The other coefficients then show the extent to which price changes from this base case.

B. DATA

The data we use are sales information taken from the sales book of the Toronto Real Estate Board. The data have been aggregated into the appropriate quarter of the year.

C. RESULTS

Movement in Time

Year	Quarter	TREB Published Data		Special Run on MLS Data		Hedonic Index For Single Detached with 1 Kitchen and 4 Bedrooms	
		Average Price	% Change From Previous Quarter	Average Price	% Change From Previous Quarter	Average Price	% Change From Previous Quarter
1988	First	\$208,670		\$219,099		\$264,603	
	Second	\$229,026	9.76%	\$240,282	9.67%	\$288,251	8.94%
	Third	\$235,910	3.01%	\$247,891	3.17%	\$296,558	2.88%
	Fourth	\$251,238	6.50%	\$261,770	5.60%	\$314,701	6.12%

1

By using a logarithm, we estimated the effect on house price in terms of the percentage change in price, rather than the absolute dollar effect.

1989	First	\$270,825	7.80%	275,861	5.38%	\$338,979	7.71%
	Second	\$274,417	1.33%	274,369	-.54%	\$341,562	.76%
	Third	\$273,420	-.36%	270,668	-1.35%	\$336,163	-1.58%
	Fourth	\$277,775	1.59%	272,755	.77%	\$338,286	.63%
1990	First	\$266,225	-4.16%	\$258,043	-5.39%	\$328,723	-2.83%

Apart from the second quarter of 1988, the prices have moved in a similar manner across all three measures of house price. This would indicate that the aggregate data produced by TREB is a reasonably good estimate of price movement.

Housing Characteristics

Having run the regression including housing characteristics, it is interesting to examine the results of the regression in terms of how alternative characteristics of the house affect house price.

Effect of Alternative House Types and Sizes on Average Price Relative to Single Detached With 4 Bedrooms and One Kitchen

Feature	Percent Change in Price
Semi-Detached	-22.74%
Row	-38.85%
Apartment	-27.85%
One Bedroom	-44.06%
Two Bedroom	-34.27%
Three Bedroom	-22.44%
Two or More Kitchens	1.46%

A semi-detached unit is 23 per cent cheaper than a single detached, while a row unit is 39 per cent cheaper. An apartment is only 28 per cent cheaper, reflecting the large number of luxury apartments in the Toronto market. A three bedroom unit is 22 per cent cheaper than a four bedroom unit, while a 2 bedroom unit is a further 12 per cent cheaper.

We had hoped to use the number of kitchens as a proxy for sales that include an accessory apartment. However, the effect of this variable is very little change in price. This might be because most sales of apartments with accessory apartments are included in the commercial section of MLS, and not in the residential sector.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but

are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a) Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b) Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c) Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

— **OCTOBER 1990** —

-----OCTOBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	1,735	996	-42.6%	1,445	1,016	-29.7%	3,180	2,012	-36.7%
GREATER TORONTO AREA	1,503	709	-52.8%	1,327	665	-49.9%	2,830	1,374	-51.4%
TORONTO CMA:	1,208	628	-48.0%	1,200	489	-59.3%	2,408	1,117	-53.6%
METRO TORONTO:	114	116	1.8%	192	10	-94.8%	306	126	-58.8%
Toronto City	8	11	37.5%	17	10	-41.2%	25	21	-16.0%
East York	11	6	-45.5%	169	0	-100.0%	180	6	-96.7%
Etobicoke	13	26	100.0%	2	0	-100.0%	15	26	73.3%
North York	54	47	-13.0%	0	0	N/A	54	47	-13.0%
Scarborough	24	25	4.2%	0	0	N/A	24	25	4.2%
York City	4	1	-75.0%	4	0	-100.0%	8	1	-87.5%
YORK REGION:	269	197	-26.8%	0	98	N/A	269	295	9.7%
Aurora	14	33	135.7%	0	0	N/A	14	33	135.7%
East Gwillimbury	12	3	-75.0%	0	0	N/A	12	3	-75.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	20	N/A	0	0	N/A	0	20	N/A
King	7	2	-71.4%	0	0	N/A	7	2	-71.4%
Markham	46	22	-52.2%	0	0	N/A	46	22	-52.2%
Newmarket	36	10	-72.2%	0	41	N/A	36	51	41.7%
Richmond Hill	89	59	-33.7%	0	33	N/A	89	92	3.4%
Vaughan	56	43	-23.2%	0	24	N/A	56	67	19.6%
Whitchurch-Stouff.	9	5	-44.4%	0	0	N/A	9	5	-44.4%
PEEL REGION:	402	192	-52.2%	744	295	-60.3%	1,146	487	-57.5%
Brampton	72	57	-20.8%	10	257	2470.0%	82	314	282.9%
Caledon	17	29	70.6%	0	0	N/A	17	29	70.6%
Mississauga	313	106	-66.1%	734	38	-94.8%	1,047	144	-86.2%
HALTON REGION:	278	23	-91.7%	18	93	416.7%	296	116	-60.8%
Burlington **	124	9	-92.7%	0	52	N/A	124	61	-50.8%
Halton Hills	139	2	-98.6%	0	0	N/A	139	2	-98.6%
Milton	3	3	.0%	0	0	N/A	3	3	.0%
Oakville	12	9	-25.0%	18	41	127.8%	30	50	66.7%
REST OF TORONTO CMA:	269	109	-59.5%	246	45	-81.7%	515	154	-70.1%
Ajax	106	71	-33.0%	240	0	-100.0%	346	71	-79.5%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Orangeville	0	0	N/A	0	24	N/A	0	24	N/A
Pickering	126	24	-81.0%	6	21	250.0%	132	45	-65.9%
Tecumseth	0	5	N/A	0	0	N/A	0	5	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	5	3	-40.0%	0	0	N/A	5	3	-40.0%
West Gwillimbury	27	3	-88.9%	0	0	N/A	27	3	-88.9%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	440	181	-58.9%	373	169	-54.7%	813	350	-56.9%
OSHAWA CMA:	202	82	-59.4%	127	148	16.5%	329	230	-30.1%
Oshawa City	4	9	125.0%	69	27	-60.9%	73	36	-50.7%
Newcastle	177	31	-82.5%	58	121	108.6%	235	152	-35.3%
Whitby	21	42	100.0%	0	0	N/A	21	42	100.0%
REST OF DURHAM:	238	99	-58.4%	246	21	-91.5%	484	120	-75.2%
Ajax	106	71	-33.0%	240	0	-100.0%	346	71	-79.5%
Brock	1	1	.0%	0	0	N/A	1	1	.0%
Pickering	126	24	-81.0%	6	21	250.0%	132	45	-65.9%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	5	3	-40.0%	0	0	N/A	5	3	-40.0%
SIMCOE COUNTY:	207	189	-8.7%	34	313	820.6%	241	502	108.3%
BARRIE CA:	100	119	19.0%	30	311	936.7%	130	430	230.8%
Barrie City	23	87	278.3%	30	311	936.7%	53	398	650.9%
Innisfil	70	22	-68.6%	0	0	N/A	70	22	-68.6%
Vespra	7	10	42.9%	0	0	N/A	7	10	42.9%
COLLINGWOOD CA:	4	9	125.0%	0	0	N/A	4	9	125.0%

** not part of the Toronto CMA

-----OCTOBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	49	29	-40.8%	4	2	-50.0%	53	31	-41.5%
Midland Town	9	3	-66.7%	0	0	N/A	9	3	-66.7%
Penetanguishene	7	1	-85.7%	0	0	N/A	7	1	-85.7%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	4	300.0%	0	0	N/A	1	4	300.0%
Tay Township	24	11	-54.2%	0	0	N/A	24	11	-54.2%
Tiny Township	0	6	N/A	0	2	N/A	0	8	N/A
Victoria Harbour	8	4	-50.0%	4	0	-100.0%	12	4	-66.7%
ORILLIA CA:	22	21	-4.5%	0	0	N/A	22	21	-4.5%
Orillia City	16	16	.0%	0	0	N/A	16	16	.0%
Orillia Township	6	5	-16.7%	0	0	N/A	6	5	-16.7%
REST OF SIMCOE COUNTY:	32	11	-65.6%	0	0	N/A	32	11	-65.6%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	5	N/A	0	0	N/A	0	5	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	27	3	-88.9%	0	0	N/A	27	3	-88.9%
Bradford	5	3	-40.0%	0	0	N/A	5	3	-40.0%
MUSKOKA DISTRICT:	24	32	33.3%	0	0	N/A	24	32	33.3%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	24	32	33.3%	0	0	N/A	24	32	33.3%
VICTORIA/HALIBURTON:	27	15	-44.4%	39	0	-100.0%	66	15	-77.3%
LINDSAY CA:	27	15	-44.4%	39	0	-100.0%	66	15	-77.3%
Lindsay Town	25	15	-40.0%	39	0	-100.0%	64	15	-76.6%
Ops Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	62	41	-33.9%	5	40	700.0%	67	81	20.9%
PETERBOROUGH CA:	62	41	-33.9%	5	40	700.0%	67	81	20.9%
Peterborough City	33	29	-12.1%	5	40	700.0%	38	69	81.6%
Dummer Township	5	5	.0%	0	0	N/A	5	5	.0%
Duoro Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Ennismore Township	1	3	200.0%	0	0	N/A	1	3	200.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	3	0	-100.0%	0	0	N/A	3	0	-100.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	13	2	-84.6%	0	0	N/A	13	2	-84.6%
Smith Township	6	2	-66.7%	0	0	N/A	6	2	-66.7%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	36	19	-47.2%	40	50	25.0%	76	69	-9.2%
COBOURG CA:	15	9	-40.0%	40	50	25.0%	55	59	7.3%
Cobourg	15	9	-40.0%	40	50	25.0%	55	59	7.3%
REST OF NORTHUMBERLAND:	21	10	-52.4%	0	0	N/A	21	10	-52.4%
Port Hope	0	0	N/A	0	0	N/A	0	0	N/A
Murray Township	12	1	-91.7%	0	0	N/A	12	1	-91.7%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	9	9	.0%	0	0	N/A	9	9	.0%

JANUARY-OCTOBER HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	22,201	10,578	-52.4%	17,363	13,437	-22.6%	39,564	24,015	-39.3%
GREATER TORONTO AREA	17,539	7,379	-57.9%	15,551	11,306	-27.3%	33,090	18,685	-43.5%
TORONTO CMA:	14,797	6,114	-58.7%	14,445	10,368	-28.2%	29,242	16,482	-43.6%
METRO TORONTO:	1,851	987	-46.7%	7,548	5,829	-22.8%	9,399	6,816	-27.5%
Toronto City	87	83	-4.6%	2,348	1,054	-55.1%	2,435	1,137	-53.3%
East York	40	41	2.5%	595	44	-92.6%	635	85	-86.6%
Etobicoke	110	381	246.4%	763	1,924	152.2%	873	2,305	164.0%
North York	556	292	-47.5%	559	938	67.8%	1,115	1,230	10.3%
Scarborough	971	160	-83.5%	2,379	1,839	-22.7%	3,350	1,999	-40.3%
York City	87	30	-65.5%	904	30	-96.7%	991	60	-93.9%
YORK REGION:	5,540	2,232	-59.7%	1,268	1,432	12.9%	6,808	3,664	-46.2%
Aurora	433	130	-70.0%	24	56	133.3%	457	186	-59.3%
East Gwillimbury	104	36	-65.4%	0	0	N/A	104	36	-65.4%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	725	210	-71.0%	157	41	-73.9%	882	251	-71.5%
King	181	35	-80.7%	0	0	N/A	181	35	-80.7%
Markham	972	399	-59.0%	311	341	9.6%	1,283	740	-42.3%
Newmarket	573	506	-11.7%	126	193	53.2%	699	699	.0%
Richmond Hill	1,250	520	-58.4%	650	494	-24.0%	1,900	1,014	-46.6%
Vaughan	1,146	345	-69.9%	0	307	N/A	1,146	652	-43.1%
Whitchurch-Stouff.	156	51	-67.3%	0	0	N/A	156	51	-67.3%
PEEL REGION:	4,091	1,693	-58.6%	4,576	1,859	-59.4%	8,667	3,552	-59.0%
Brampton	1,511	624	-58.7%	568	800	40.8%	2,079	1,424	-31.5%
Caledon	213	138	-35.2%	0	0	N/A	213	138	-35.2%
Mississauga	2,367	931	-60.7%	4,008	1,059	-73.6%	6,375	1,990	-68.8%
HALTON REGION:	1,944	504	-74.1%	1,094	1,043	-4.7%	3,038	1,547	-49.1%
Burlington **	487	260	-46.6%	475	211	-55.6%	962	471	-51.0%
Halton Hills	419	29	-93.1%	124	33	-73.4%	543	62	-88.6%
Milton	68	32	-52.9%	26	154	492.3%	94	186	97.9%
Oakville	970	183	-81.1%	469	645	37.5%	1,439	828	-42.5%
REST OF TORONTO CMA:	1,858	958	-48.4%	434	416	-4.1%	2,292	1,374	-40.1%
Ajax	796	576	-27.6%	363	272	-25.1%	1,159	848	-26.8%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Bradford	72	12	-83.3%	6	2	-66.7%	78	14	-82.1%
Orangeville	170	4	-97.6%	4	52	1200.0%	174	56	-67.8%
Pickering	514	181	-64.8%	6	39	550.0%	520	220	-57.7%
Tecumseth	81	83	2.5%	0	43	N/A	81	126	55.6%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	101	46	-54.5%	55	0	-100.0%	156	46	-70.5%
West Gwillimbury	75	55	-26.7%	0	0	N/A	75	55	-26.7%
Mono Township **	13	20	53.8%	0	0	N/A	13	20	53.8%
DURHAM REGION:	4,113	1,963	-52.3%	1,065	1,143	7.3%	5,178	3,106	-40.0%
OSHAWA CMA:	2,500	1,067	-57.3%	641	830	29.5%	3,141	1,897	-39.6%
Oshawa City	516	93	-82.0%	330	272	-17.6%	846	365	-56.9%
Newcastle	1,139	495	-56.5%	94	162	72.3%	1,233	657	-46.7%
Whitby	845	479	-43.3%	217	396	82.5%	1,062	875	-17.6%
REST OF DURHAM:	1,613	896	-44.5%	424	313	-26.2%	2,037	1,209	-40.6%
Ajax	796	576	-27.6%	363	272	-25.1%	1,159	848	-26.8%
Brock	95	36	-62.1%	0	0	N/A	95	36	-62.1%
Pickering	514	181	-64.8%	6	39	550.0%	520	220	-57.7%
Scugog	107	57	-46.7%	0	2	N/A	107	59	-44.9%
Uxbridge	101	46	-54.5%	55	0	-100.0%	156	46	-70.5%
SIMCOE COUNTY:	2,957	2,077	-29.8%	1,547	1,775	14.7%	4,504	3,852	-14.5%
BARRIE CA:	1,779	1,313	-26.2%	858	1,293	50.7%	2,637	2,606	-1.2%
Barrie City	1,000	1,055	5.5%	858	1,293	50.7%	1,858	2,348	26.4%
Innisfil	651	178	-72.7%	0	0	N/A	651	178	-72.7%
Vespra	128	80	-37.5%	0	0	N/A	128	80	-37.5%
COLLINGWOOD CA:	95	45	-52.6%	422	177	-58.1%	517	222	-57.1%

** not part of the Toronto CMA

-----JANUARY-OCTOBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	424	294	-30.7%	177	15	-91.5%	601	309	-48.6%
Midland Town	93	53	-43.0%	125	11	-91.2%	218	64	-70.6%
Penetanguishene	115	30	-73.9%	46	2	-95.7%	161	32	-80.1%
Christian Island	16	0	-100.0%	0	0	N/A	16	0	-100.0%
Port McNicoll	11	9	-18.2%	0	0	N/A	11	9	-18.2%
Tay Township	92	62	-32.6%	0	0	N/A	92	62	-32.6%
Tiny Township	44	112	154.5%	0	2	N/A	44	114	159.1%
Victoria Harbour	53	28	-47.2%	6	0	-100.0%	59	28	-52.5%
ORILLIA CA:	329	177	-46.2%	82	219	167.1%	411	396	-3.6%
Orillia City	161	74	-54.0%	82	219	167.1%	243	293	20.6%
Orillia Township	168	103	-38.7%	0	0	N/A	168	103	-38.7%
REST OF SIMCOE COUNTY:	330	248	-24.8%	8	71	787.5%	338	319	-5.6%
Adjala	37	17	-54.1%	0	0	N/A	37	17	-54.1%
Alliston	16	80	400.0%	2	18	800.0%	18	98	444.4%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Tecumseth	81	83	2.5%	0	43	N/A	81	126	55.6%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	75	55	-26.7%	0	0	N/A	75	55	-26.7%
Bradford	72	12	-83.3%	6	2	-66.7%	78	14	-82.1%
MUSKOKA COUNTY:	397	319	-19.6%	389	146	-62.5%	786	465	-40.8%
Bracebridge	130	119	-8.5%	91	62	-31.9%	221	181	-18.1%
Gravenhurst	49	33	-32.7%	103	16	-84.5%	152	49	-67.8%
Huntsville	218	167	-23.4%	195	68	-65.1%	413	235	-43.1%
VICTORIA/HALIBURTON:	366	221	-39.6%	51	128	151.0%	417	349	-16.3%
LINDSAY CA:	211	134	-36.5%	51	128	151.0%	262	262	.0%
Lindsay Town	167	115	-31.1%	51	128	151.0%	218	243	11.5%
Ops Township	44	19	-56.8%	0	0	N/A	44	19	-56.8%
REST OF VICTORIA/HALIBURTON:	155	87	-43.9%	0	0	N/A	155	87	-43.9%
Fenelon Township	63	37	-41.3%	0	0	N/A	63	37	-41.3%
Laxton Township	10	13	30.0%	0	0	N/A	10	13	30.0%
Mariposa Township	82	37	-54.9%	0	0	N/A	82	37	-54.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	683	451	-34.0%	180	195	8.3%	863	646	-25.1%
PETERBOROUGH CA:	598	415	-30.6%	180	195	8.3%	778	610	-21.6%
Peterborough City	292	251	-14.0%	180	195	8.3%	472	446	-5.5%
Dummer Township	51	46	-9.8%	0	0	N/A	51	46	-9.8%
Duoro Township	25	14	-44.0%	0	0	N/A	25	14	-44.0%
Ennismore Township	61	37	-39.3%	0	0	N/A	61	37	-39.3%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	19	2	-89.5%	0	0	N/A	19	2	-89.5%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	52	24	-53.8%	0	0	N/A	52	24	-53.8%
Smith Township	93	41	-55.9%	0	0	N/A	93	41	-55.9%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	85	36	-57.6%	0	0	N/A	85	36	-57.6%
NORTHUMBERLAND COUNTY:	746	391	-47.6%	120	98	-18.3%	866	489	-43.5%
COBOURG CA:	205	135	-34.1%	120	98	-18.3%	325	233	-28.3%
Cobourg	205	135	-34.1%	120	98	-18.3%	325	233	-28.3%
REST OF NORTHUMBERLAND:	541	256	-52.7%	0	0	N/A	541	256	-52.7%
Port Hope	154	13	-91.6%	0	0	N/A	154	13	-91.6%
Murray Township	70	91	30.0%	0	0	N/A	70	91	30.0%
Brighton Township	67	38	-43.3%	0	0	N/A	67	38	-43.3%
Hope Township	36	25	-30.6%	0	0	N/A	36	25	-30.6%
Percy Township	54	21	-61.1%	0	0	N/A	54	21	-61.1%
Hamilton Township	160	68	-57.5%	0	0	N/A	160	68	-57.5%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,958	177	157	140	2,408	3	637	150	720	450	3,765	8,350
STARTS - Current Month	996	14	250	66	94	0	79	42	471	358	644	2,012
- Year-To-Date 1990	10,578	294	953	485	6,243	641	1,953	205	2,663	2,284	10,859	24,015
- Year-To-Date 1989	22,201	314	984	1,116	10,839	69	1,823	409	1,809	2,578	14,471	39,564
Under Construction - 1990	10,066	183	712	605	12,991	449	3,000	202	3,819	1,968	19,810	32,027
- 1989	16,477	239	555	943	16,584	104	2,959	458	2,558	2,060	22,101	40,877
COMPLETIONS - Current Month	1,315	50	193	103	1,954	143	2	24	133	463	2,089	3,917
- Year-To-Date 1990	15,789	344	584	767	10,749	309	2,167	347	1,897	2,007	14,813	32,953
- Year-To-Date 1989	21,189	356	1,284	1,132	13,149	26	2,758	293	2,540	2,735	18,447	42,727
Completed & Not Absorbed - 1990	1,383	57	99	64	1,072	28	299	0	0	191	1,371	3,002
- 1989	471	20	321	120	2,686	0	568	0	0	441	3,254	4,186
Total Supply - 1990	15,407	417	968	809	16,471	480	3,936	352	4,539	2,609	24,946	43,379
- 1989	19,665	305	910	1,069	22,701	104	3,991	599	3,440	2,682	30,132	52,784
Absorptions - Current Month	1,242	48	149	83	1,898	115	122	24	133	371	2,153	3,814
- 3 Month Average	1,361	31	64	66	721	16	257	40	32	186	1,010	2,588
- 12 Month Average	1,682	29	87	101	942	5	307	65	183	258	1,432	3,401
GREATER TORONTO AREA												
Pending Starts	3,285	135	157	206	2,360	3	497	150	720	516	3,577	7,513
STARTS - Current Month	709	4	250	118	0	0	33	10	250	378	283	1,374
- Year-To-Date 1990	7,379	188	865	482	5,609	508	1,730	145	1,779	2,000	9,118	18,685
- Year-To-Date 1989	17,539	190	909	1,058	9,672	55	1,476	409	1,782	2,431	12,930	33,090
Under Construction - 1990	7,690	128	650	576	12,319	365	2,847	142	3,000	1,733	18,166	27,717
- 1989	13,524	170	504	798	15,821	94	2,818	515	2,531	1,911	21,170	36,775
COMPLETIONS - Current Month	990	40	130	74	1,885	143	2	0	133	347	2,020	3,397
- Year-To-Date 1990	12,161	228	482	568	9,877	311	1,900	323	1,877	1,684	13,654	27,727
- Year-To-Date 1989	17,562	248	1,251	1,126	12,805	18	2,249	167	2,303	2,562	17,357	37,729
Completed & Not Absorbed - 1990	1,079	42	92	96	1,026	28	211	0	0	216	1,237	2,574
- 1989	421	16	317	172	2,563	0	513	0	0	489	3,076	4,002
Total Supply - 1990	12,054	305	899	878	15,705	396	3,555	292	3,720	2,465	22,980	37,804
- 1989	16,028	228	855	976	21,809	94	3,699	656	3,413	2,581	28,921	47,758
Absorptions - Current Month	979	33	91	50	1,822	115	92	0	133	256	2,047	3,315
- 3 Month Average	1,013	23	55	36	595	0	212	40	25	131	832	1,999
- 12 Month Average	1,278	18	84	87	884	0	266	70	179	241	1,329	2,866
TORONTO CMA												
Pending Starts	2,920	67	156	178	2,242	3	417	150	610	487	3,269	6,743
STARTS - Current Month	628	4	129	66	0	24	6	10	250	229	256	1,117
- Year-To-Date 1990	6,114	162	682	341	5,451	305	1,541	145	1,741	1,473	8,733	16,482
- Year-To-Date 1989	14,797	154	899	629	9,289	55	1,429	399	1,591	1,982	12,309	29,242
Under Construction - 1990	6,596	98	505	482	11,780	210	2,752	142	2,962	1,339	17,494	25,527
- 1989	11,308	124	504	475	15,203	94	2,788	388	2,320	1,461	20,311	33,204
COMPLETIONS - Current Month	801	46	103	74	1,885	95	0	0	133	272	2,018	3,137
- Year-To-Date 1990	9,816	200	393	390	9,767	206	1,831	253	1,666	1,242	13,264	24,522
- Year-To-Date 1989	15,137	190	1,100	842	12,505	18	1,888	167	2,303	2,127	16,696	34,150
Completed & Not Absorbed - 1990	1,033	37	87	58	1,018	0	185	0	0	145	1,203	2,418
- 1989	360	7	316	120	2,554	0	513	0	0	436	3,067	3,870
Total Supply - 1990	10,549	202	748	718	15,040	213	3,354	292	3,572	1,971	21,966	34,688
- 1989	13,079	155	854	601	21,182	94	3,669	529	3,202	2,078	28,053	43,365
Absorptions - Current Month	780	41	66	47	1,822	95	92	0	133	208	2,047	3,076
- 3 Month Average	839	18	51	22	593	0	197	40	25	113	815	1,785
- 12 Month Average	1,036	14	76	58	855	0	257	59	161	193	1,273	2,516

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	399	53	10	16	1,368	3	286	8	282	37	1,936	2,425
STARTS - Current Month	116	4	0	0	0	0	6	0	0	0	6	126
- Year-To-Date 1990	987	54	7	23	3,891	6	1,090	26	732	62	5,713	6,816
- Year-To-Date 1989	1,851	96	165	162	5,271	0	428	178	1,248	505	6,947	9,399
Under Construction - 1990	1,058	42	34	62	8,315	6	1,295	18	1,498	120	11,108	12,328
- 1989	1,491	54	62	78	9,092	0	1,052	160	1,660	300	11,804	13,644
COMPLETIONS - Current Month	134	12	5	34	904	0	0	0	0	39	904	1,089
- Year-To-Date 1990	1,395	64	39	45	4,834	0	1,514	48	1,066	132	7,414	9,005
- Year-To-Date 1989	1,813	94	139	142	8,011	0	592	37	1,822	318	10,425	12,650
Completed & Not Absorbed - 1990	114	20	48	13	296	0	109	0	0	61	405	600
- 1989	27	2	49	42	1,383	0	5	0	0	91	1,388	1,508
Total Supply - 1990	1,571	115	92	91	9,979	9	1,690	26	1,780	218	13,449	15,353
- 1989	1,741	76	124	126	13,717	0	1,369	186	2,184	436	17,270	19,523
Absorptions - Current Month	108	5	2	21	966	0	52	0	0	23	1,018	1,154
- 3 Month Average	119	3	2	1	240	0	50	3	25	6	315	443
- 12 Month Average	134	6	4	5	426	0	159	14	122	23	707	870
TORONTO CITY												
Pending Starts	31	38	3	0	985	3	128	8	78	14	1,191	1,274
STARTS - Current Month	11	4	0	0	0	0	6	0	0	0	6	21
- Year-To-Date 1990	83	14	7	0	664	6	162	18	183	31	1,009	1,137
- Year-To-Date 1989	87	38	142	0	1,415	0	251	40	462	182	2,128	2,435
Under Construction - 1990	90	14	34	6	2,531	6	365	18	429	64	3,325	3,493
- 1989	67	28	50	0	3,435	0	577	40	610	90	4,622	4,807
COMPLETIONS - Current Month	5	0	5	0	0	0	0	0	0	5	0	10
- Year-To-Date 1990	82	22	27	0	1,590	0	255	40	460	67	2,305	2,476
- Year-To-Date 1989	94	44	114	0	2,432	0	62	0	908	114	3,402	3,654
Completed & Not Absorbed - 1990	9	3	45	0	111	0	66	0	0	45	177	234
- 1989	0	1	40	0	290	0	5	0	0	40	295	336
Total Supply - 1990	130	55	82	6	3,627	9	559	26	507	123	4,693	5,001
- 1989	118	37	96	6	4,254	0	872	58	994	160	6,120	6,435
Absorptions - Current Month	4	1	2	0	52	0	12	0	0	2	64	71
- 3 Month Average	4	1	2	0	0	0	26	0	25	2	51	58
- 12 Month Average	7	2	2	0	146	0	50	3	52	5	248	262
EAST YORK												
Pending Starts	12	2	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	41	0	0	0	44	0	0	0	0	0	44	85
- Year-To-Date 1989	40	0	0	0	426	0	169	0	0	0	595	635
Under Construction - 1990	25	0	0	0	433	0	0	0	0	0	433	458
- 1989	34	0	0	0	426	0	169	0	0	0	595	629
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	50	0	0	0	206	0	0	0	0	0	206	256
- Year-To-Date 1989	29	2	0	0	35	0	0	0	0	0	35	66
Completed & Not Absorbed - 1990	8	0	0	0	51	0	0	0	0	0	51	59
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	45	2	0	0	484	0	0	0	0	0	484	531
- 1989	41	0	0	0	426	0	169	0	0	0	595	636
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	2	0	0	0	36	0	0	0	0	0	36	38
- 12 Month Average	4	0	0	0	13	0	0	0	0	0	13	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	159	0	0	0	45	0	0	0	0	0	45	204
STARTS - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1990	381	10	0	0	1,017	0	778	0	119	0	1,914	2,305
- Year-To-Date 1989	110	10	0	33	695	0	7	18	0	51	702	873
Under Construction - 1990	327	8	0	33	1,661	0	780	0	119	33	2,560	2,928
- 1989	95	4	0	33	1,151	0	6	0	110	33	1,267	1,399
COMPLETIONS - Current Month	34	0	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1990	158	6	0	0	0	0	465	0	110	0	575	739
- Year-To-Date 1989	241	10	0	0	1,097	0	401	37	153	37	1,651	1,939
Completed & Not Absorbed - 1990	8	3	0	0	0	0	4	0	0	0	4	15
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	494	11	0	33	1,706	0	784	0	119	33	2,609	3,147
- 1989	100	4	0	33	1,151	0	6	0	110	33	1,267	1,404
Absorptions - Current Month	33	0	0	0	0	0	9	0	0	0	9	42
- 3 Month Average	14	0	0	0	0	0	1	0	0	0	1	15
- 12 Month Average	12	1	0	0	0	0	38	0	9	0	47	60
NORTH YORK												
Pending Starts	107	0	0	0	0	0	0	0	0	0	0	107
STARTS - Current Month	47	0	0	0	0	0	0	0	0	0	0	47
- Year-To-Date 1990	292	4	0	23	709	0	0	0	202	23	911	1,230
- Year-To-Date 1989	556	0	23	11	293	0	0	0	232	34	525	1,115
Under Construction - 1990	356	4	0	23	709	0	0	0	270	23	979	1,362
- 1989	481	0	12	11	667	0	0	0	322	23	989	1,493
COMPLETIONS - Current Month	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1990	460	0	12	11	667	0	0	0	254	23	921	1,404
- Year-To-Date 1989	458	0	11	0	2,875	0	0	0	123	11	2,998	3,467
Completed & Not Absorbed - 1990	68	0	3	0	60	0	0	0	0	3	60	131
- 1989	5	0	9	0	729	0	0	0	0	9	729	743
Total Supply - 1990	531	4	3	23	769	0	0	0	270	26	1,039	1,600
- 1989	567	0	21	11	1,396	0	0	0	322	32	1,718	2,317
Absorptions - Current Month	21	0	0	0	28	0	0	0	0	0	28	49
- 3 Month Average	40	0	0	1	66	0	0	0	0	1	66	107
- 12 Month Average	43	0	2	1	118	0	0	0	21	3	139	185
SCARBOROUGH												
Pending Starts	75	2	7	16	338	0	155	0	79	23	572	672
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	160	4	0	0	1,457	0	150	0	228	0	1,835	1,999
- Year-To-Date 1989	971	8	0	118	1,973	0	0	120	160	238	2,133	3,350
Under Construction - 1990	240	0	0	0	2,920	0	150	0	340	0	3,410	3,650
- 1989	779	8	0	34	2,944	0	300	120	224	154	3,468	4,409
COMPLETIONS - Current Month	44	4	0	34	904	0	0	0	0	34	904	986
- Year-To-Date 1990	600	12	0	34	1,963	0	794	0	48	34	2,805	3,451
- Year-To-Date 1989	919	4	14	142	1,445	0	126	0	428	156	1,999	3,078
Completed & Not Absorbed - 1990	15	3	0	13	74	0	39	0	0	13	113	144
- 1989	21	0	0	42	364	0	0	0	0	42	364	427
Total Supply - 1990	330	5	7	29	3,332	0	344	0	419	36	4,095	4,466
- 1989	863	8	7	76	6,021	0	322	120	224	203	6,567	7,641
Absorptions - Current Month	45	2	0	21	886	0	31	0	0	21	917	985
- 3 Month Average	57	1	0	0	2	0	23	0	0	0	25	83
- 12 Month Average	64	1	0	4	115	0	71	10	24	14	210	289

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	15	11	0	0	0	0	3	0	125	0	128	154
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	30	22	0	0	0	0	0	8	0	8	0	60
- Year-To-Date 1989	87	40	0	0	469	0	1	0	394	0	864	991
Under Construction - 1990	20	16	0	0	61	0	0	0	340	0	401	437
- 1989	35	14	0	0	469	0	0	0	394	0	863	912
COMPLETIONS - Current Month	6	8	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	45	24	0	0	408	0	0	8	194	8	602	679
- Year-To-Date 1989	72	34	0	0	127	0	3	0	210	0	340	446
Completed & Not Absorbed - 1990	6	11	0	0	0	0	0	0	0	0	0	17
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	41	38	0	0	61	0	3	0	465	0	529	608
- 1989	52	27	0	0	469	0	0	8	534	8	1,003	1,090
Absorptions - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	2	1	0	0	136	0	0	3	0	3	136	142
- 12 Month Average	4	2	0	0	34	0	0	1	16	1	50	57
YORK REGION												
Pending Starts	1,079	0	42	0	712	0	131	0	273	42	1,116	2,237
STARTS - Current Month	197	0	73	25	0	0	0	0	0	98	0	295
- Year-To-Date 1990	2,232	0	227	51	677	60	214	79	124	417	1,015	3,664
- Year-To-Date 1989	5,540	6	92	38	741	0	147	209	35	339	923	6,808
Under Construction - 1990	2,324	2	227	59	1,588	60	214	84	466	430	2,268	5,024
- 1989	3,960	12	68	63	1,465	0	144	216	35	347	1,644	5,963
COMPLETIONS - Current Month	276	0	0	40	202	0	0	0	0	40	202	518
- Year-To-Date 1990	3,620	12	28	84	1,484	0	0	133	35	245	1,519	5,396
- Year-To-Date 1989	5,840	36	68	226	1,312	3	0	57	156	354	1,468	7,698
Completed & Not Absorbed - 1990	423	6	0	20	262	0	0	0	0	20	262	711
- 1989	176	0	15	0	0	0	0	0	0	15	0	191
Total Supply - 1990	3,826	8	269	79	2,562	60	345	84	739	492	3,646	7,972
- 1989	4,580	12	99	63	1,465	0	200	216	35	378	1,700	6,670
Absorptions - Current Month	276	0	0	23	136	0	0	0	0	23	136	435
- 3 Month Average	276	0	0	9	89	0	0	0	0	9	89	374
- 12 Month Average	380	1	5	6	113	0	0	18	3	29	116	526
AURORA												
Pending Starts	111	0	0	0	0	0	0	0	0	0	0	111
STARTS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1990	130	0	6	0	50	0	0	0	0	6	50	186
- Year-To-Date 1989	433	0	0	0	21	0	3	0	0	0	24	457
Under Construction - 1990	141	0	6	0	50	0	0	0	0	6	50	197
- 1989	280	0	0	0	21	0	0	7	0	7	21	308
COMPLETIONS - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1990	243	0	0	0	21	0	0	0	0	0	21	264
- Year-To-Date 1989	278	0	0	98	154	3	0	16	0	117	154	549
Completed & Not Absorbed - 1990	44	0	0	0	4	0	0	0	0	0	4	48
- 1989	16	0	0	0	0	0	0	0	0	0	0	16
Total Supply - 1990	296	0	6	0	54	0	0	0	0	6	54	356
- 1989	304	0	0	0	21	0	0	7	0	7	21	332
Absorptions - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- 3 Month Average	24	0	0	0	6	0	0	0	0	0	6	30
- 12 Month Average	19	0	0	0	1	0	0	1	0	1	1	21

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1989	104	0	0	0	0	0	0	0	0	0	0	104
Under Construction - 1990	20	0	0	0	0	0	0	0	0	0	0	20
- 1989	64	0	0	0	0	0	0	0	0	0	0	64
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	65	0	0	0	0	0	0	0	0	0	0	65
- Year-To-Date 1989	146	0	0	0	0	0	0	0	0	0	0	146
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	23	0	0	0	0	0	0	0	0	0	0	23
- 1989	66	0	0	0	0	0	0	0	0	0	0	66
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
GEORGINA TOWNSHIP												
Pending Starts	28	0	0	0	4	0	0	0	120	0	124	152
STARTS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	210	0	5	0	36	0	0	0	0	5	36	251
- Year-To-Date 1989	725	6	36	16	0	0	0	64	35	116	35	882
Under Construction - 1990	147	0	5	0	36	0	0	0	0	5	36	188
- 1989	471	12	12	16	0	0	0	64	35	92	35	610
COMPLETIONS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	572	12	6	16	50	0	0	28	35	50	85	719
- Year-To-Date 1989	558	36	24	48	0	0	0	41	60	113	60	767
Completed & Not Absorbed - 1990	14	6	0	1	0	0	0	0	0	1	0	21
- 1989	9	0	6	0	0	0	0	0	0	6	0	15
Total Supply - 1990	189	6	5	1	40	0	0	0	120	6	160	361
- 1989	643	12	18	16	0	0	0	64	35	98	35	788
Absorptions - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- 3 Month Average	20	0	0	0	0	0	0	0	0	0	0	20
- 12 Month Average	60	1	2	1	4	0	0	5	3	8	7	76
RING												
Pending Starts	14	0	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1989	181	0	0	0	0	0	0	0	0	0	0	181
Under Construction - 1990	41	0	0	0	0	0	0	0	0	0	0	41
- 1989	115	0	0	0	0	0	0	0	0	0	0	115
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	78	0	0	0	0	0	0	0	0	0	0	78
- Year-To-Date 1989	196	0	0	0	0	0	0	0	0	0	0	196
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	63	0	0	0	0	0	0	0	0	0	0	63
- 1989	129	0	0	0	0	0	0	0	0	0	0	129
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	164	0	0	0	0	0	0	0	150	0	150	314
STARTS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	399	0	0	0	341	0	0	0	0	0	341	740
- Year-To-Date 1989	972	0	0	0	311	0	0	0	0	0	311	1,283
Under Construction - 1990	535	0	0	0	840	0	0	0	0	0	840	1,375
- 1989	787	0	0	0	311	0	0	0	0	0	311	1,098
COMPLETIONS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	470	0	0	0	384	0	0	0	0	0	384	854
- Year-To-Date 1989	1,432	0	0	0	0	0	0	0	96	0	96	1,528
Completed & Not Absorbed - 1990	18	0	0	0	10	0	0	0	0	0	10	28
- 1989	21	0	0	0	0	0	0	0	0	0	0	21
Total Supply - 1990	717	0	0	0	850	0	0	0	150	0	1,000	1,717
- 1989	937	0	0	0	311	0	0	0	0	0	311	1,248
Absorptions - Current Month	34	0	0	0	0	0	0	0	0	0	0	34
- 3 Month Average	57	0	0	0	0	0	0	0	0	0	0	57
- 12 Month Average	63	0	0	0	31	0	0	0	0	0	31	94
NEWMARKET												
Pending Starts	275	0	0	0	0	0	131	0	0	0	131	406
STARTS - Current Month	10	0	16	25	0	0	0	0	0	41	0	51
- Year-To-Date 1990	506	0	60	25	48	60	0	0	0	145	48	699
- Year-To-Date 1989	573	0	0	0	0	0	86	40	0	40	86	699
Under Construction - 1990	255	0	60	33	48	60	0	0	0	153	48	456
- 1989	410	0	0	0	0	0	86	40	0	40	86	536
COMPLETIONS - Current Month	76	0	0	0	0	0	0	0	0	0	0	76
- Year-To-Date 1990	841	0	0	0	0	0	0	0	0	0	0	841
- Year-To-Date 1989	370	0	0	0	126	0	0	0	0	0	126	496
Completed & Not Absorbed - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	596	0	60	33	48	60	131	0	0	153	179	928
- 1989	423	0	0	0	0	0	142	40	0	40	142	605
Absorptions - Current Month	64	0	0	0	0	0	0	0	0	0	0	64
- 3 Month Average	36	0	0	0	0	0	0	0	0	0	0	36
- 12 Month Average	69	0	0	0	0	0	0	3	0	3	0	72
RICHMOND HILL												
Pending Starts	196	0	0	0	0	0	0	0	3	0	3	199
STARTS - Current Month	59	0	33	0	0	0	0	0	0	33	0	92
- Year-To-Date 1990	520	0	64	13	0	0	214	79	124	156	338	1,014
- Year-To-Date 1989	1,250	0	56	22	409	0	58	105	0	183	467	1,900
Under Construction - 1990	605	2	64	13	0	0	214	84	466	161	680	1,448
- 1989	776	0	56	19	855	0	58	105	0	180	913	1,869
COMPLETIONS - Current Month	64	0	0	40	0	0	0	0	0	40	0	104
- Year-To-Date 1990	507	0	22	40	631	0	0	105	0	167	631	1,305
- Year-To-Date 1989	1,435	0	21	80	1,032	0	0	0	0	101	1,032	2,568
Completed & Not Absorbed - 1990	120	0	0	19	104	0	0	0	0	19	104	243
- 1989	67	0	0	0	0	0	0	0	0	0	0	67
Total Supply - 1990	921	2	64	32	104	0	214	84	469	180	787	1,890
- 1989	921	0	72	19	855	0	58	105	0	196	913	2,030
Absorptions - Current Month	50	0	0	21	0	0	0	0	0	21	0	71
- 3 Month Average	45	0	0	0	42	0	0	0	0	0	42	87
- 12 Month Average	72	0	2	3	60	0	0	9	0	14	60	146

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	284	0	42	0	708	0	0	0	0	42	708	1,034
STARTS - Current Month	43	0	24	0	0	0	0	0	0	24	0	67
- Year-To-Date 1990	345	0	92	13	202	0	0	0	0	105	202	652
- Year-To-Date 1989	1,146	0	0	0	0	0	0	0	0	0	0	1,146
Under Construction - 1990	533	0	92	13	614	0	0	0	0	105	614	1,252
- 1989	976	0	0	28	278	0	0	0	0	28	278	1,282
COMPLETIONS - Current Month	45	0	0	0	202	0	0	0	0	0	202	247
- Year-To-Date 1990	743	0	0	28	398	0	0	0	0	28	398	1,169
- Year-To-Date 1989	1,319	0	0	0	0	0	0	0	0	0	0	1,319
Completed & Not Absorbed - 1990	152	0	0	0	144	0	0	0	0	0	144	296
- 1989	60	0	0	0	0	0	0	0	0	0	0	60
Total Supply - 1990	969	0	134	13	1,466	0	0	0	0	147	1,466	2,582
- 1989	1,069	0	0	28	278	0	0	0	0	28	278	1,375
Absorptions - Current Month	53	0	0	2	136	0	0	0	0	2	136	191
- 3 Month Average	72	0	0	9	41	0	0	0	0	9	41	122
- 12 Month Average	69	0	0	2	17	0	0	0	0	2	17	88
WHITCHURCH-STOUFFVILLE												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	51	0	0	0	0	0	0	0	0	0	0	51
- Year-To-Date 1989	156	0	0	0	0	0	0	0	0	0	0	156
Under Construction - 1990	47	0	0	0	0	0	0	0	0	0	0	47
- 1989	81	0	0	0	0	0	0	0	0	0	0	81
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	101	0	0	0	0	0	0	0	0	0	0	101
- Year-To-Date 1989	106	0	23	0	0	0	0	0	0	23	0	129
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	3	0	9	0	0	0	0	0	0	9	0	12
Total Supply - 1990	52	0	0	0	0	0	0	0	0	0	0	52
- 1989	88	0	9	0	0	0	0	0	0	9	0	97
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	10	0	1	0	0	0	0	0	0	1	0	11
PEEL REGION												
Pending Starts	1,240	2	32	73	0	0	0	0	10	105	10	1,357
STARTS - Current Month	192	0	35	0	0	0	0	10	250	45	250	487
- Year-To-Date 1990	1,693	54	325	126	200	0	229	40	885	491	1,314	3,552
- Year-To-Date 1989	4,091	40	333	204	2,923	0	782	0	294	537	3,999	8,667
Under Construction - 1990	2,018	50	199	134	1,141	0	1,243	40	948	373	3,332	5,773
- 1989	3,208	40	196	121	3,641	0	1,498	0	611	317	5,750	9,315
COMPLETIONS - Current Month	212	4	67	0	571	0	0	0	133	67	704	987
- Year-To-Date 1990	2,399	44	175	64	2,865	0	0	60	551	299	3,416	6,158
- Year-To-Date 1989	4,441	14	545	330	2,595	15	1,045	0	325	890	3,965	9,310
Completed & Not Absorbed - 1990	280	5	8	18	354	0	6	0	0	26	360	671
- 1989	126	1	207	72	1,040	0	479	0	0	279	1,519	1,925
Total Supply - 1990	3,538	57	239	225	1,495	0	1,249	40	958	504	3,702	7,801
- 1989	3,871	41	403	193	4,681	0	1,977	0	919	596	7,577	12,085
Absorptions - Current Month	203	2	64	3	570	0	11	0	133	67	714	986
- 3 Month Average	261	7	24	2	264	0	105	0	0	26	369	663
- 12 Month Average	278	3	47	19	276	0	77	8	35	74	388	743

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	504	0	16	0	0	0	0	0	0	16	0	520
STARTS - Current Month	57	0	7	0	0	0	0	0	250	7	250	314
- Year-To-Date 1990	624	0	167	54	0	0	229	0	350	221	579	1,424
- Year-To-Date 1989	1,511	0	175	0	292	0	0	0	101	175	393	2,079
Under Construction - 1990	606	0	108	54	0	0	229	0	350	162	579	1,347
- 1989	1,163	0	70	0	528	0	0	0	0	70	528	1,761
COMPLETIONS - Current Month	18	0	8	0	0	0	0	0	0	8	0	26
- Year-To-Date 1990	839	0	71	0	382	0	0	60	0	131	382	1,352
- Year-To-Date 1989	1,717	12	369	0	680	0	114	0	204	369	998	3,096
Completed & Not Absorbed - 1990	120	0	4	0	86	0	0	0	0	4	86	210
- 1989	25	1	140	0	300	0	0	0	0	140	300	466
Total Supply - 1990	1,230	0	128	54	86	0	229	0	350	182	665	2,077
- 1989	1,535	1	210	0	828	0	0	0	100	210	928	2,674
Absorptions - Current Month	18	0	5	0	1	0	0	0	0	5	1	24
- 3 Month Average	74	0	9	0	32	0	0	0	0	9	32	115
- 12 Month Average	115	0	26	0	51	0	7	8	0	34	58	207
CALEDON												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	138	0	0	0	0	0	0	0	0	0	0	138
- Year-To-Date 1989	213	0	0	0	0	0	0	0	0	0	0	213
Under Construction - 1990	153	0	0	0	0	0	0	0	0	0	0	153
- 1989	184	0	0	0	0	0	0	0	0	0	0	184
COMPLETIONS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	142	0	0	0	0	0	0	0	0	0	0	142
- Year-To-Date 1989	231	0	0	0	0	0	0	0	0	0	0	231
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	168	0	0	0	0	0	0	0	0	0	0	168
- 1989	195	0	0	0	0	0	0	0	0	0	0	195
Absorptions - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
MISSISSAUGA												
Pending Starts	721	2	16	73	0	0	0	0	10	89	10	822
STARTS - Current Month	106	0	28	0	0	0	0	10	0	38	0	144
- Year-To-Date 1990	931	54	158	72	200	0	0	40	535	270	735	1,990
- Year-To-Date 1989	2,367	40	158	204	2,631	0	782	0	193	362	3,606	6,375
Under Construction - 1990	1,259	50	91	80	1,141	0	1,014	40	598	211	2,753	4,273
- 1989	1,861	40	126	121	3,113	0	1,498	0	611	247	5,222	7,370
COMPLETIONS - Current Month	159	4	59	0	571	0	0	0	133	59	704	926
- Year-To-Date 1990	1,418	44	104	64	2,483	0	0	0	551	168	3,034	4,664
- Year-To-Date 1989	2,493	2	176	330	1,915	15	931	0	121	521	2,967	5,983
Completed & Not Absorbed - 1990	160	5	4	18	268	0	6	0	0	22	274	461
- 1989	101	0	67	72	740	0	479	0	0	139	1,219	1,459
Total Supply - 1990	2,140	57	111	171	1,409	0	1,020	40	608	322	3,037	5,556
- 1989	2,141	40	193	193	3,853	0	1,977	0	819	386	6,649	9,216
Absorptions - Current Month	150	2	59	3	569	0	11	0	133	62	713	927
- 3 Month Average	180	7	15	2	232	0	105	0	0	17	337	541
- 12 Month Average	149	3	21	19	225	0	70	0	35	40	330	522

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	189	2	64	117	132	0	0	0	0	181	132	504
STARTS - Current Month	23	0	0	93	0	0	0	0	0	93	0	116
- Year-To-Date 1990	504	8	38	282	500	215	0	0	0	535	500	1,547
- Year-To-Date 1989	1,944	8	319	422	253	0	66	12	14	753	333	3,038
Under Construction - 1990	540	4	15	289	547	120	0	0	50	424	597	1,565
- 1989	1,479	14	174	322	665	0	60	69	14	565	739	2,797
COMPLETIONS - Current Month	45	2	34	0	0	95	0	0	0	129	0	176
- Year-To-Date 1990	1,358	22	99	328	225	152	60	12	14	591	299	2,270
- Year-To-Date 1989	1,545	6	328	275	641	0	14	0	0	603	655	2,809
Completed & Not Absorbed - 1990	225	3	36	44	51	0	5	0	0	80	56	364
- 1989	78	3	36	58	140	0	0	0	0	94	140	315
Total Supply - 1990	954	9	115	450	730	120	5	0	50	685	785	2,433
- 1989	1,698	17	215	380	805	0	60	69	64	664	929	3,308
Absorptions - Current Month	66	2	0	3	0	95	0	0	0	98	0	166
- 3 Month Average	83	1	6	22	2	0	0	0	0	28	2	114
- 12 Month Average	137	1	16	42	48	0	4	6	1	64	53	255
BURLINGTON												
Pending Starts	34	2	0	66	0	0	0	0	0	66	0	102
STARTS - Current Month	9	0	0	52	0	0	0	0	0	52	0	61
- Year-To-Date 1990	260	6	21	184	0	0	0	0	0	205	0	471
- Year-To-Date 1989	487	8	10	288	169	0	0	0	0	298	169	962
Under Construction - 1990	69	4	7	137	62	0	0	0	0	144	62	279
- 1989	276	14	0	184	404	0	0	57	0	241	404	935
COMPLETIONS - Current Month	11	2	3	0	0	0	0	0	0	3	0	16
- Year-To-Date 1990	433	14	21	174	107	57	0	0	0	252	107	806
- Year-To-Date 1989	536	0	60	207	288	0	0	0	0	267	288	1,091
Completed & Not Absorbed - 1990	42	0	5	37	8	0	0	0	0	42	8	92
- 1989	50	1	0	52	9	0	0	0	0	52	9	112
Total Supply - 1990	145	6	12	240	70	0	0	0	0	252	70	473
- 1989	338	15	0	236	413	0	0	57	0	293	413	1,059
Absorptions - Current Month	17	2	0	3	0	0	0	0	0	3	0	22
- 3 Month Average	36	0	4	13	2	0	0	0	0	17	2	55
- 12 Month Average	42	1	3	22	29	0	0	5	0	30	29	102
HALTON HILLS												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	29	0	0	33	0	0	0	0	0	33	0	62
- Year-To-Date 1989	419	0	0	0	84	0	40	0	0	0	124	543
Under Construction - 1990	20	0	0	33	0	0	0	0	0	33	0	53
- 1989	322	0	0	0	242	0	40	0	0	0	282	604
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	365	2	0	0	84	0	40	0	0	0	124	491
- Year-To-Date 1989	150	0	0	0	0	0	0	0	0	0	0	150
Completed & Not Absorbed - 1990	146	0	0	0	10	0	0	0	0	0	10	156
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	169	0	0	33	10	0	0	0	0	33	10	212
- 1989	379	0	0	0	242	0	40	0	0	0	282	661
Absorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	23	0	0	6	8	0	3	0	0	6	11	40

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	32	0	0	0	154	0	0	0	0	0	154	186
- Year-To-Date 1989	68	0	0	0	0	0	0	12	14	12	14	94
Under Construction - 1990	34	0	0	0	154	0	0	0	0	0	154	188
- 1989	54	0	0	0	0	0	0	12	14	12	14	80
COMPLETIONS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	40	0	0	0	0	0	0	12	14	12	14	66
- Year-To-Date 1989	83	0	0	0	0	0	8	0	0	0	8	91
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	38	0	0	0	154	0	0	0	0	0	154	192
- 1989	55	0	0	0	0	0	0	12	14	12	14	81
Absorptions - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	5	0	0	0	0	0	0	1	1	1	1	7
OAKVILLE												
Pending Starts	148	0	64	51	132	0	0	0	0	115	132	395
STARTS - Current Month	9	0	0	41	0	0	0	0	0	41	0	50
- Year-To-Date 1990	183	2	17	65	346	215	0	0	0	297	346	828
- Year-To-Date 1989	970	0	309	134	0	0	26	0	0	443	26	1,439
Under Construction - 1990	417	0	8	119	331	120	0	0	50	247	381	1,045
- 1989	827	0	174	138	19	0	20	0	0	312	39	1,178
COMPLETIONS - Current Month	11	0	31	0	0	95	0	0	0	126	0	137
- Year-To-Date 1990	520	6	78	154	34	95	20	0	0	327	54	907
- Year-To-Date 1989	776	6	268	68	353	0	6	0	0	336	359	1,477
Completed & Not Absorbed - 1990	37	3	31	7	33	0	5	0	0	38	38	116
- 1989	28	2	36	6	131	0	0	0	0	42	131	203
Total Supply - 1990	602	3	103	177	496	120	5	0	50	400	551	1,556
- 1989	926	2	215	144	150	0	20	0	50	359	220	1,507
Absorptions - Current Month	19	0	0	0	0	95	0	0	0	95	0	114
- 3 Month Average	31	1	2	9	0	0	0	0	0	11	0	43
- 12 Month Average	67	0	13	14	11	0	1	0	0	27	12	106
REST OF TORONTO CMA												
Pending Starts	47	12	8	38	30	0	0	142	45	188	75	322
STARTS - Current Month	109	0	21	0	0	24	0	0	0	45	0	154
- Year-To-Date 1990	958	52	106	43	183	24	8	0	0	173	191	1,374
- Year-To-Date 1989	1,858	12	0	91	270	55	6	0	0	146	276	2,292
Under Construction - 1990	725	4	37	75	251	24	0	0	0	136	251	1,116
- 1989	1,446	18	4	75	744	94	34	0	0	173	778	2,415
COMPLETIONS - Current Month	145	30	0	0	208	0	0	0	0	0	208	383
- Year-To-Date 1990	1,477	72	73	43	466	111	257	0	0	227	723	2,499
- Year-To-Date 1989	2,034	40	80	76	234	0	237	73	0	229	471	2,774
Completed & Not Absorbed - 1990	33	3	0	0	63	0	65	0	0	0	128	164
- 1989	3	2	9	0	0	0	29	0	0	9	29	43
Total Supply - 1990	805	19	45	113	344	24	65	142	45	324	454	1,602
- 1989	1,527	24	13	75	927	94	63	115	0	297	990	2,838
Absorptions - Current Month	144	34	0	0	150	0	29	0	0	0	179	357
- 3 Month Average	136	7	23	1	0	0	42	37	0	61	42	246
- 12 Month Average	149	4	7	8	21	0	17	18	0	33	38	224

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	3	12	0	38	30	0	0	0	0	38	30	83
STARTS - Current Month	0	0	0	0	0	24	0	0	0	24	0	24
- Year-To-Date 1990	24	28	0	0	0	24	0	0	0	24	0	76
- Year-To-Date 1989	183	4	0	0	0	0	0	0	0	0	0	187
Under Construction - 1990	17	2	0	0	0	24	0	0	0	24	0	43
- 1989	63	4	0	8	0	0	28	0	0	8	28	103
COMPLETIONS - Current Month	2	18	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	32	26	0	8	0	0	28	0	0	8	28	94
- Year-To-Date 1989	291	0	0	40	0	0	0	0	0	40	0	331
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	21	14	0	38	30	24	0	0	0	62	30	127
- 1989	66	4	0	8	0	0	28	0	0	8	28	106
Absorptions - Current Month	2	18	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	8	1	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	8	1	0	1	0	0	2	0	0	1	2	12
ORANGEVILLE												
Pending Starts	2	12	0	38	30	0	0	0	0	38	30	82
STARTS - Current Month	0	0	0	0	0	24	0	0	0	24	0	24
- Year-To-Date 1990	4	28	0	0	0	24	0	0	0	24	0	56
- Year-To-Date 1989	170	4	0	0	0	0	0	0	0	0	0	174
Under Construction - 1990	6	2	0	0	0	24	0	0	0	24	0	32
- 1989	60	4	0	8	0	0	28	0	0	8	28	100
COMPLETIONS - Current Month	2	18	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	20	26	0	8	0	0	28	0	0	8	28	82
- Year-To-Date 1989	278	0	0	40	0	0	0	0	0	40	0	318
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	9	14	0	38	30	24	0	0	0	62	30	115
- 1989	63	4	0	8	0	0	28	0	0	8	28	103
Absorptions - Current Month	2	18	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	4	1	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	1	0	1	0	0	2	0	0	1	2	11
MONO TOWNSHIP												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Under Construction - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	12	0	0	0	0	0	0	0	0	0	0	12
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	378	78	9	0	148	0	80	142	155	151	383	990
STARTS - Current Month	181	0	142	0	0	0	27	0	0	142	27	350
- Year-To-Date 1990	1,963	72	268	0	341	227	197	0	38	495	576	3,106
- Year-To-Date 1989	4,113	40	0	232	484	55	53	10	191	297	728	5,178
Under Construction - 1990	1,750	30	175	32	728	179	95	0	38	386	861	3,027
- 1989	3,386	50	4	214	958	94	64	70	211	382	1,233	5,051
COMPLETIONS - Current Month	323	22	24	0	208	48	2	0	0	72	210	627
- Year-To-Date 1990	3,389	86	141	47	469	159	326	70	211	417	1,006	4,898
- Year-To-Date 1989	3,923	98	171	153	246	0	598	73	0	397	844	5,262
Completed & Not Absorbed - 1990	37	8	0	1	63	28	91	0	0	29	154	228
- 1989	14	10	10	0	0	0	29	0	0	10	29	63
Total Supply - 1990	2,165	116	184	33	939	207	266	142	193	566	1,398	4,245
- 1989	4,138	82	14	214	1,141	94	93	185	211	507	1,445	6,172
Absorptions - Current Month	326	24	25	0	150	20	29	0	0	45	179	574
- 3 Month Average	274	12	23	2	0	0	57	37	0	62	57	405
- 12 Month Average	349	7	12	15	21	0	26	24	18	51	65	472
OSHAWA CMA												
Pending Starts	329	78	1	0	148	0	80	0	110	1	338	746
STARTS - Current Month	82	0	121	0	0	0	27	0	0	121	27	230
- Year-To-Date 1990	1,067	50	162	0	158	227	195	0	38	389	391	1,897
- Year-To-Date 1989	2,500	32	0	141	214	0	53	10	191	151	458	3,141
Under Construction - 1990	991	30	138	0	477	179	93	0	38	317	608	1,946
- 1989	1,995	36	0	147	214	0	64	70	211	217	489	2,737
COMPLETIONS - Current Month	186	10	24	0	0	48	2	0	0	72	2	270
- Year-To-Date 1990	1,984	40	68	12	3	48	111	70	211	198	325	2,547
- Year-To-Date 1989	2,168	60	91	81	12	0	361	0	0	172	373	2,773
Completed & Not Absorbed - 1990	16	5	0	1	0	28	28	0	0	29	28	78
- 1989	12	8	1	0	0	0	0	0	0	1	0	21
Total Supply - 1990	1,336	113	139	1	625	207	201	0	148	347	974	2,770
- 1989	2,648	64	1	147	214	0	64	70	211	218	489	3,419
Absorptions - Current Month	190	8	25	0	0	20	1	0	0	45	1	244
- 3 Month Average	145	6	0	1	0	0	16	0	0	1	16	168
- 12 Month Average	213	4	5	8	0	0	12	6	18	19	30	266
AJAX												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	71	0	0	0	0	0	0	0	0	0	0	71
- Year-To-Date 1990	576	20	69	0	183	0	0	0	0	69	183	848
- Year-To-Date 1989	796	6	0	32	270	55	0	0	0	87	270	1,159
Under Construction - 1990	435	0	0	32	251	0	0	0	0	32	251	718
- 1989	693	14	4	32	270	94	0	0	0	130	270	1,107
COMPLETIONS - Current Month	110	12	0	0	208	0	0	0	0	0	208	330
- Year-To-Date 1990	805	36	73	17	208	0	0	0	0	90	208	1,139
- Year-To-Date 1989	421	34	0	0	0	0	156	0	0	0	156	611
Completed & Not Absorbed - 1990	6	2	0	0	58	0	0	0	0	0	58	66
- 1989	0	2	0	0	0	0	29	0	0	0	29	31
Total Supply - 1990	443	2	0	32	309	0	0	0	0	32	309	786
- 1989	719	16	4	32	453	94	29	0	0	130	482	1,347
Absorptions - Current Month	110	14	0	0	150	0	0	0	0	0	150	274
- 3 Month Average	89	5	23	1	0	0	0	0	0	24	0	118
- 12 Month Average	70	2	6	1	0	0	4	9	0	16	4	92

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1989	95	0	0	0	0	0	0	0	0	0	0	95
Under Construction - 1990	66	0	0	0	0	0	0	0	0	0	0	66
- 1989	58	0	0	0	0	0	0	0	0	0	0	58
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1989	126	0	0	36	0	0	0	0	0	36	0	162
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	68	0	0	0	0	0	0	0	0	0	0	68
- 1989	66	0	0	0	0	0	0	0	0	0	0	66
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
NEWCASTLE												
Pending Starts	43	29	1	0	0	0	0	0	0	1	0	73
STARTS - Current Month	31	0	121	0	0	0	0	0	0	121	0	152
- Year-To-Date 1990	495	14	145	0	0	0	3	0	0	145	3	657
- Year-To-Date 1989	1,139	16	0	64	14	0	0	0	0	64	14	1,233
Under Construction - 1990	396	2	121	0	0	0	3	0	0	121	3	522
- 1989	724	12	0	70	14	0	0	0	0	70	14	820
COMPLETIONS - Current Month	85	2	24	0	0	0	0	0	0	24	0	111
- Year-To-Date 1990	858	14	68	0	0	0	14	0	0	68	14	954
- Year-To-Date 1989	772	18	0	19	0	0	121	0	0	19	121	930
Completed & Not Absorbed - 1990	1	1	0	1	0	0	2	0	0	1	2	5
- 1989	1	2	0	0	0	0	0	0	0	0	0	3
Total Supply - 1990	440	32	122	1	0	0	5	0	0	123	5	600
- 1989	1,260	34	0	70	14	0	0	0	0	70	14	1,378
Absorptions - Current Month	87	3	25	0	0	0	0	0	0	25	0	115
- 3 Month Average	54	1	0	0	0	0	2	0	0	0	2	57
- 12 Month Average	101	2	4	2	0	0	1	0	0	6	1	110
OSHAWA CITY												
Pending Starts	17	49	0	0	0	0	80	0	0	0	80	146
STARTS - Current Month	9	0	0	0	0	0	27	0	0	0	27	36
- Year-To-Date 1990	93	28	0	0	14	0	192	0	38	0	244	365
- Year-To-Date 1989	516	16	0	0	63	0	50	10	191	10	304	846
Under Construction - 1990	102	22	0	0	50	0	90	0	38	0	178	302
- 1989	373	24	0	0	63	0	64	70	211	70	338	805
COMPLETIONS - Current Month	12	6	0	0	0	0	2	0	0	0	2	20
- Year-To-Date 1990	315	24	0	0	0	0	97	70	211	70	308	717
- Year-To-Date 1989	497	34	48	0	12	0	237	0	0	48	249	828
Completed & Not Absorbed - 1990	1	3	0	0	0	0	26	0	0	0	26	30
- 1989	10	5	0	0	0	0	0	0	0	0	0	15
Total Supply - 1990	120	74	0	0	50	0	196	0	38	0	284	478
- 1989	390	29	0	0	63	0	64	70	211	70	338	827
Absorptions - Current Month	11	4	0	0	0	0	1	0	0	0	1	16
- 3 Month Average	24	5	0	0	0	0	14	0	0	0	14	43
- 12 Month Average	39	2	0	0	0	0	11	6	18	6	29	76

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	25	0	8	0	0	0	0	142	45	150	45	220
STARTS - Current Month	24	0	21	0	0	0	0	0	0	21	0	45
- Year-To-Date 1990	181	2	37	0	0	0	0	0	0	37	0	220
- Year-To-Date 1989	514	0	0	6	0	0	0	0	0	6	0	520
Under Construction - 1990	154	0	37	0	0	0	0	0	0	37	0	191
- 1989	483	0	0	18	474	0	0	0	0	18	474	975
COMPLETIONS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	417	10	0	18	258	111	215	0	0	129	473	1,029
- Year-To-Date 1989	933	2	80	0	234	0	0	73	0	153	234	1,322
Completed & Not Absorbed - 1990	15	1	0	0	5	0	63	0	0	0	68	84
- 1989	1	0	9	0	0	0	0	0	0	9	0	10
Total Supply - 1990	194	1	45	0	5	0	63	142	45	187	113	495
- 1989	510	2	9	18	474	0	0	115	0	142	474	1,128
Absorptions - Current Month	21	2	0	0	0	0	28	0	0	0	28	51
- 3 Month Average	25	1	0	0	0	0	41	37	0	37	41	104
- 12 Month Average	44	1	1	2	21	0	10	9	0	12	31	88
SCUGOG												
Pending Starts	11	0	0	0	0	0	0	0	0	0	0	11
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	57	0	0	0	0	0	2	0	0	0	2	59
- Year-To-Date 1989	107	0	0	0	0	0	0	0	0	0	0	107
Under Construction - 1990	68	0	0	0	0	0	2	0	0	0	2	70
- 1989	100	0	0	0	0	0	0	0	0	0	0	100
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	89	0	0	0	0	0	0	0	0	0	0	89
- Year-To-Date 1989	153	0	0	0	0	0	0	0	0	0	0	153
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	79	0	0	0	0	0	2	0	0	0	2	81
- 1989	134	0	0	0	0	0	0	0	0	0	0	134
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
UXBRIDGE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1989	101	2	0	53	0	0	0	0	0	53	0	156
Under Construction - 1990	36	0	0	0	0	0	0	0	0	0	0	36
- 1989	57	0	0	17	0	0	0	0	0	17	0	74
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	67	0	0	0	0	0	0	0	0	0	0	67
- Year-To-Date 1989	122	2	0	36	0	0	81	0	0	36	81	241
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	45	0	0	0	0	0	0	0	0	0	0	45
- 1989	61	0	0	17	0	0	0	0	0	17	0	78
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	8	0	0	4	0	0	0	0	0	4	0	12

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	269	0	0	0	148	0	0	0	110	0	258	527
STARTS - Current Month	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	479	8	17	0	144	227	0	0	0	244	144	875
- Year-To-Date 1989	845	0	0	77	137	0	3	0	0	77	140	1,062
Under Construction - 1990	493	6	17	0	427	179	0	0	0	196	427	1,122
- 1989	898	0	0	77	137	0	0	0	0	77	137	1,112
COMPLETIONS - Current Month	89	2	0	0	0	48	0	0	0	48	0	139
- Year-To-Date 1990	811	2	0	12	3	48	0	0	0	60	3	876
- Year-To-Date 1989	899	8	43	62	0	0	3	0	0	105	3	1,015
Completed & Not Absorbed - 1990	14	1	0	0	0	28	0	0	0	28	0	43
- 1989	1	1	1	0	0	0	0	0	0	1	0	3
Total Supply - 1990	776	7	17	0	575	207	0	0	110	224	685	1,692
- 1989	998	1	1	77	137	0	0	0	0	78	137	1,214
Absorptions - Current Month	92	1	0	0	0	20	0	0	0	20	0	113
- 3 Month Average	67	0	0	1	0	0	0	0	0	1	0	68
- 12 Month Average	73	0	1	6	0	0	0	0	0	7	0	80
SIMCOE COUNTY												
Pending Starts	328	26	0	0	48	0	12	0	0	0	60	414
STARTS - Current Month	189	10	0	0	94	0	6	0	203	0	303	502
- Year-To-Date 1990	2,077	56	94	106	492	116	115	0	796	316	1,403	3,852
- Year-To-Date 1989	2,957	84	25	237	1,046	6	122	0	27	268	1,195	4,504
Under Construction - 1990	1,558	45	10	43	472	76	61	0	751	129	1,284	3,016
- 1989	1,802	65	0	168	824	6	75	0	27	174	926	2,967
COMPLETIONS - Current Month	235	0	66	21	0	0	0	0	0	87	0	322
- Year-To-Date 1990	2,196	70	108	235	762	46	105	0	0	389	867	3,522
- Year-To-Date 1989	2,439	60	45	181	409	8	340	0	197	234	946	3,679
Completed & Not Absorbed - 1990	294	8	12	1	47	0	88	0	0	13	135	450
- 1989	77	3	4	0	132	0	50	0	0	4	182	266
Total Supply - 1990	2,180	79	22	44	567	76	161	0	751	142	1,479	3,880
- 1989	2,321	72	4	168	962	6	183	0	27	178	1,172	3,743
Absorptions - Current Month	179	5	58	26	11	0	30	0	0	84	41	309
- 3 Month Average	205	5	13	39	128	13	41	0	0	65	169	444
- 12 Month Average	231	7	4	24	70	4	19	0	2	32	91	361
BARRIE CA												
Pending Starts	240	0	0	0	0	0	12	0	0	0	12	252
STARTS - Current Month	119	8	0	0	94	0	6	0	203	0	303	430
- Year-To-Date 1990	1,313	48	78	42	398	0	82	0	645	120	1,125	2,606
- Year-To-Date 1989	1,779	26	1	46	679	6	73	0	27	53	779	2,637
Under Construction - 1990	937	34	0	0	326	0	59	0	645	0	1,030	2,001
- 1989	1,039	16	0	0	507	6	49	0	27	6	583	1,644
COMPLETIONS - Current Month	197	0	66	0	0	0	0	0	0	66	0	263
- Year-To-Date 1990	1,400	34	66	42	549	6	47	0	0	114	596	2,144
- Year-To-Date 1989	1,557	10	21	76	188	8	210	0	197	105	595	2,267
Completed & Not Absorbed - 1990	283	8	12	1	47	0	86	0	0	13	133	437
- 1989	77	3	4	0	132	0	50	0	0	4	182	266
Total Supply - 1990	1,460	42	12	1	373	0	157	0	645	13	1,175	2,690
- 1989	1,381	19	4	0	639	6	99	0	27	10	765	2,175
Absorptions - Current Month	141	5	58	5	11	0	29	0	0	63	40	249
- 3 Month Average	127	1	0	3	84	0	36	0	0	3	120	251
- 12 Month Average	142	3	0	3	43	1	14	0	2	4	59	208

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	186	0	0	0	0	0	12	0	0	0	12	198
STARTS - Current Month	87	8	0	0	94	0	6	0	203	0	303	398
- Year-To-Date 1990	1,055	48	78	42	398	0	82	0	645	120	1,125	2,348
- Year-To-Date 1989	1,000	26	1	46	679	6	73	0	27	53	779	1,858
Under Construction - 1990	514	34	0	0	326	0	59	0	645	0	1,030	1,578
- 1989	526	16	0	0	507	6	49	0	27	6	583	1,131
COMPLETIONS - Current Month	176	0	66	0	0	0	0	0	0	66	0	242
- Year-To-Date 1990	1,051	34	66	42	549	6	47	0	0	114	596	1,795
- Year-To-Date 1989	897	10	21	76	188	8	210	0	197	105	595	1,607
Completed & Not Absorbed - 1990	279	8	12	1	47	0	86	0	0	13	133	433
- 1989	73	3	4	0	132	0	50	0	0	4	182	262
Total Supply - 1990	979	42	12	1	373	0	157	0	645	13	1,175	2,209
- 1989	646	19	4	0	639	6	99	0	27	10	765	1,440
Absorptions - Current Month	120	5	58	5	11	0	29	0	0	63	40	228
- 3 Month Average	106	1	0	3	84	0	36	0	0	3	120	230
- 12 Month Average	85	3	0	3	43	1	14	0	2	4	59	151
INNISFIL												
Pending Starts	35	0	0	0	0	0	0	0	0	0	0	35
STARTS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	178	0	0	0	0	0	0	0	0	0	0	178
- Year-To-Date 1989	651	0	0	0	0	0	0	0	0	0	0	651
Under Construction - 1990	347	0	0	0	0	0	0	0	0	0	0	347
- 1989	441	0	0	0	0	0	0	0	0	0	0	441
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	258	0	0	0	0	0	0	0	0	0	0	258
- Year-To-Date 1989	540	0	0	0	0	0	0	0	0	0	0	540
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	4	0	0	0	0	0	0	0	0	0	0	4
Total Supply - 1990	386	0	0	0	0	0	0	0	0	0	0	386
- 1989	660	0	0	0	0	0	0	0	0	0	0	660
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	47	0	0	0	0	0	0	0	0	0	0	47
VESPERA												
Pending Starts	19	0	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	80	0	0	0	0	0	0	0	0	0	0	80
- Year-To-Date 1989	128	0	0	0	0	0	0	0	0	0	0	128
Under Construction - 1990	76	0	0	0	0	0	0	0	0	0	0	76
- 1989	72	0	0	0	0	0	0	0	0	0	0	72
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	91	0	0	0	0	0	0	0	0	0	0	91
- Year-To-Date 1989	120	0	0	0	0	0	0	0	0	0	0	120
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	95	0	0	0	0	0	0	0	0	0	0	95
- 1989	75	0	0	0	0	0	0	0	0	0	0	75
Absorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	7	0	0	0	48	0	0	0	0	0	48	55
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	45	0	0	0	92	40	0	0	45	40	137	222
- Year-To-Date 1989	95	10	0	75	337	0	0	0	0	75	337	517
Under Construction - 1990	28	1	0	0	144	0	0	0	0	0	144	173
- 1989	61	19	0	65	299	0	0	0	0	65	299	444
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	58	18	0	69	195	40	0	0	0	109	195	380
- Year-To-Date 1989	51	28	0	76	158	0	0	0	0	76	158	313
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	35	1	0	0	192	0	0	0	0	0	192	228
- 1989	65	19	0	65	305	0	52	0	0	65	357	506
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	4	3	0	18	44	13	0	0	0	31	44	82
- 12 Month Average	7	2	0	12	25	3	0	0	0	15	25	49
MIDLAND CA												
Pending Starts	27	24	0	0	0	0	0	0	0	0	0	51
STARTS - Current Month	29	2	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1990	294	4	0	0	2	0	9	0	0	0	11	309
- Year-To-Date 1989	424	46	0	103	12	0	16	0	0	103	28	601
Under Construction - 1990	174	4	0	0	2	0	0	0	0	0	2	180
- 1989	237	28	0	103	0	0	8	0	0	103	8	376
COMPLETIONS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	338	18	0	103	0	0	11	0	0	103	11	470
- Year-To-Date 1989	354	20	0	16	0	0	29	0	0	16	29	419
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	201	28	0	0	2	0	0	0	0	0	2	231
- 1989	312	28	0	103	0	0	8	0	0	103	8	451
Absorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	35	1	0	18	0	0	0	0	0	18	0	54
- 12 Month Average	35	2	0	9	0	0	1	0	0	9	1	47
MIDLAND TOWN												
Pending Starts	8	24	0	0	0	0	0	0	0	0	0	32
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	53	0	0	0	2	0	9	0	0	0	11	64
- Year-To-Date 1989	93	8	0	103	0	0	14	0	0	103	14	218
Under Construction - 1990	14	0	0	0	2	0	0	0	0	0	2	16
- 1989	50	4	0	103	0	0	6	0	0	103	6	163
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	81	4	0	103	0	0	11	0	0	103	11	199
- Year-To-Date 1989	111	6	0	0	0	0	20	0	0	0	20	137
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	22	24	0	0	2	0	0	0	0	0	2	48
- 1989	54	4	0	103	0	0	6	0	0	103	6	167
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	12	0	0	18	0	0	0	0	0	18	0	30
- 12 Month Average	9	0	0	9	0	0	1	0	0	9	1	19

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	28	2	0	0	0	0	0	0	0	0	0	30
STARTS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	177	0	0	21	0	76	16	0	106	97	122	396
- Year-To-Date 1989	329	0	24	13	18	0	27	0	0	37	45	411
Under Construction - 1990	249	0	0	0	0	76	2	0	106	76	108	433
- 1989	275	0	0	0	18	0	12	0	0	0	30	305
COMPLETIONS - Current Month	11	0	0	21	0	0	0	0	0	21	0	32
- Year-To-Date 1990	182	0	0	21	18	0	33	0	0	21	51	254
- Year-To-Date 1989	145	0	24	13	63	0	48	0	0	37	111	293
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	277	2	0	0	0	76	2	0	106	76	108	463
- 1989	325	2	0	0	18	0	18	0	0	0	36	363
Absorptions - Current Month	11	0	0	21	0	0	0	0	0	21	0	32
- 3 Month Average	14	0	0	0	0	0	4	0	0	0	4	18
- 12 Month Average	20	0	0	0	2	0	3	0	0	0	5	25
REST OF SIMCOE COUNTY												
Pending Starts	26	0	0	0	0	0	0	0	0	0	0	26
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	248	4	16	43	0	0	8	0	0	59	8	319
- Year-To-Date 1989	330	2	0	0	0	0	6	0	0	0	6	338
Under Construction - 1990	170	6	10	43	0	0	0	0	0	53	0	229
- 1989	190	2	0	0	0	0	6	0	0	0	6	198
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	218	0	42	0	0	0	14	0	0	42	14	274
- Year-To-Date 1989	332	2	0	0	0	0	53	0	0	0	53	387
Completed & Not Absorbed - 1990	11	0	0	0	0	0	2	0	0	0	2	13
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	207	6	10	43	0	0	2	0	0	53	2	268
- 1989	238	4	0	0	0	0	6	0	0	0	6	248
Absorptions - Current Month	8	0	0	0	0	0	1	0	0	0	1	9
- 3 Month Average	25	0	13	0	0	0	1	0	0	13	1	39
- 12 Month Average	27	0	4	0	0	0	1	0	0	4	1	32
BRADFORD												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	12	2	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	72	0	0	0	0	0	6	0	0	0	6	78
Under Construction - 1990	10	2	0	0	0	0	0	0	0	0	0	12
- 1989	46	0	0	0	0	0	6	0	0	0	6	52
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	27	0	0	0	0	0	6	0	0	0	6	33
- Year-To-Date 1989	86	2	0	0	0	0	0	0	0	0	0	88
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	22	2	0	0	0	0	0	0	0	0	0	24
- 1989	51	2	0	0	0	0	6	0	0	0	6	59
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	4	0	0	0	0	0	1	0	0	0	1	5

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	80	2	16	0	0	0	0	0	0	16	0	98
- Year-To-Date 1989	16	2	0	0	0	0	0	0	0	0	0	18
Under Construction - 1990	62	4	10	0	0	0	0	0	0	10	0	76
- 1989	7	2	0	0	0	0	0	0	0	0	0	9
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	26	0	42	0	0	0	0	0	0	42	0	68
- Year-To-Date 1989	29	0	0	0	0	0	53	0	0	0	53	82
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	72	4	10	0	0	0	0	0	0	10	0	86
- 1989	22	2	0	0	0	0	0	0	0	0	0	24
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	8	0	13	0	0	0	0	0	0	13	0	21
- 12 Month Average	3	0	4	0	0	0	0	0	0	4	0	7
MUSKOKA DISTRICT												
Pending Starts	76	0	0	0	0	0	14	0	0	0	14	90
STARTS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	319	28	15	43	18	9	33	0	0	67	51	465
- Year-To-Date 1989	397	18	60	109	159	0	43	0	0	169	202	786
Under Construction - 1990	277	6	59	85	67	0	17	0	0	144	84	511
- 1989	365	6	51	89	175	0	0	0	0	140	175	686
COMPLETIONS - Current Month	6	0	0	8	12	0	0	0	0	8	12	26
- Year-To-Date 1990	460	26	15	66	114	9	52	0	0	90	166	742
- Year-To-Date 1989	285	18	24	14	128	0	53	0	40	38	221	562
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	353	6	59	85	67	0	31	0	0	144	98	601
- 1989	465	6	51	89	175	0	14	0	0	140	189	800
Absorptions - Current Month	6	0	0	8	12	0	0	0	0	8	12	26
- 3 Month Average	36	2	0	2	0	3	3	0	0	5	3	46
- 12 Month Average	44	3	2	6	13	1	6	0	0	9	19	75
BRACEBRIDGE												
Pending Starts	20	0	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	119	28	3	27	0	0	4	0	0	30	4	181
- Year-To-Date 1989	130	16	60	0	0	0	15	0	0	60	15	221
Under Construction - 1990	53	6	47	21	0	0	4	0	0	68	4	131
- 1989	78	4	51	0	0	0	0	0	0	51	0	133
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	161	24	3	6	0	0	36	0	0	9	36	230
- Year-To-Date 1989	135	14	18	0	0	0	25	0	0	18	25	192
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	73	6	47	21	0	0	4	0	0	68	4	151
- 1989	135	4	51	0	0	0	0	0	0	51	0	190
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	29	2	0	2	0	0	0	0	0	2	0	33
- 12 Month Average	16	3	1	1	0	0	3	0	0	2	3	24

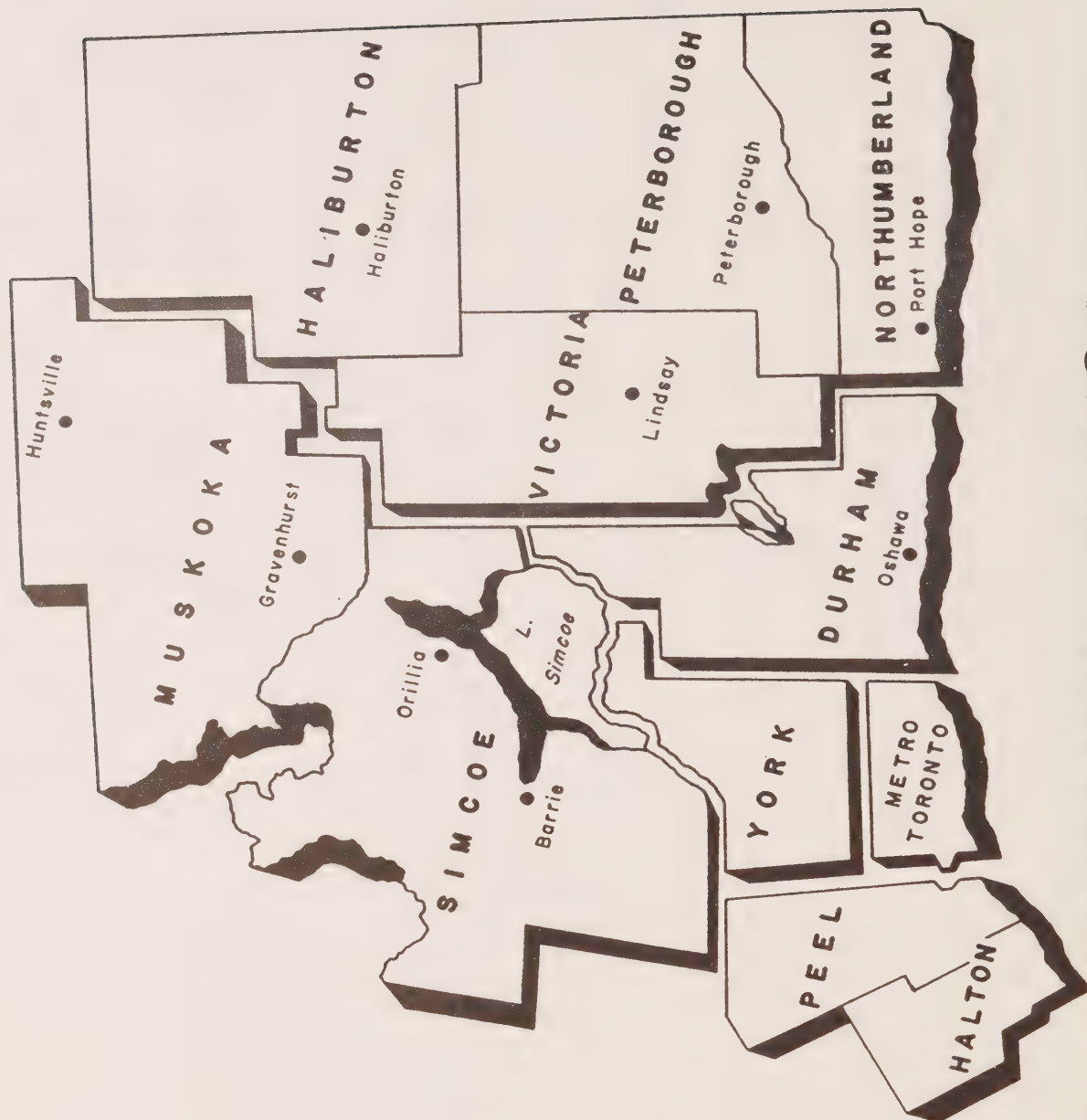
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	33	0	12	0	0	0	4	0	0	12	4	49
- Year-To-Date 1989	49	2	0	101	0	0	0	0	0	101	0	152
Under Construction - 1990	14	0	12	48	0	0	4	0	0	60	4	78
- 1989	42	2	0	81	0	0	0	0	0	81	0	125
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	57	2	12	26	0	0	0	0	0	38	0	97
- Year-To-Date 1989	36	4	6	14	4	0	0	0	0	20	4	64
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	23	0	12	48	0	0	4	0	0	60	4	87
- 1989	55	2	0	81	0	0	14	0	0	81	14	152
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	7	0	1	3	0	0	0	0	0	4	0	11
HUNTSVILLE												
Pending Starts	47	0	0	0	0	0	14	0	0	0	14	61
STARTS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	167	0	0	16	18	9	25	0	0	25	43	235
- Year-To-Date 1989	218	0	0	8	159	0	28	0	0	8	187	413
Under Construction - 1990	210	0	0	16	67	0	9	0	0	16	76	302
- 1989	245	0	0	8	175	0	0	0	0	8	175	428
COMPLETIONS - Current Month	6	0	0	8	12	0	0	0	0	8	12	26
- Year-To-Date 1990	242	0	0	34	114	9	16	0	0	43	130	415
- Year-To-Date 1989	114	0	0	0	124	0	28	0	40	0	192	306
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	257	0	0	16	67	0	23	0	0	16	90	363
- 1989	275	0	0	8	175	0	0	0	0	8	175	458
Absorptions - Current Month	6	0	0	8	12	0	0	0	0	8	12	26
- 3 Month Average	0	0	0	0	0	3	3	0	0	3	3	6
- 12 Month Average	21	0	0	2	13	1	3	0	0	3	16	40
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	27	8	0	0	0	0	0	0	0	0	0	35
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	221	18	0	0	52	8	0	0	50	8	102	349
- Year-To-Date 1989	366	4	0	0	39	8	0	0	0	8	39	417
Under Construction - 1990	137	8	0	0	123	8	0	0	50	8	173	326
- 1989	233	4	0	0	39	4	0	0	0	4	39	280
COMPLETIONS - Current Month	17	10	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	281	14	0	0	0	0	0	0	0	0	0	295
- Year-To-Date 1989	281	0	0	18	0	0	4	0	0	18	4	303
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	164	16	0	0	123	8	0	0	50	8	173	361
- 1989	265	4	0	0	39	4	0	0	0	4	39	312
Absorptions - Current Month	17	10	0	0	0	0	0	0	0	0	0	27
- 3 Month Average	30	0	0	0	0	0	0	0	0	0	0	30
- 12 Month Average	33	0	0	0	0	0	0	0	0	0	0	33

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	15	8	0	0	0	0	0	0	0	0	0	23
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	134	18	0	0	52	8	0	0	50	8	102	262
- Year-To-Date 1989	211	4	0	0	39	8	0	0	0	8	39	262
Under Construction - 1990	78	8	0	0	123	8	0	0	50	8	173	267
- 1989	115	4	0	0	39	4	0	0	0	4	39	162
COMPLETIONS - Current Month	17	10	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	182	14	0	0	0	0	0	0	0	0	0	196
- Year-To-Date 1989	157	0	0	18	0	0	4	0	0	18	4	179
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	93	16	0	0	123	8	0	0	50	8	173	290
- 1989	128	4	0	0	39	4	0	0	0	4	39	175
Absorptions - Current Month	17	10	0	0	0	0	0	0	0	0	0	27
- 3 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
- 12 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
REST OF VICTORIA/HALIBURTON												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	87	0	0	0	0	0	0	0	0	0	0	87
- Year-To-Date 1989	155	0	0	0	0	0	0	0	0	0	0	155
Under Construction - 1990	59	0	0	0	0	0	0	0	0	0	0	59
- 1989	118	0	0	0	0	0	0	0	0	0	0	118
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	124	0	0	0	0	0	0	0	0	0	0	124
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	71	0	0	0	0	0	0	0	0	0	0	71
- 1989	137	0	0	0	0	0	0	0	0	0	0	137
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
PETERBOROUGH CA												
Pending Starts	153	8	0	0	0	0	114	0	0	0	114	275
STARTS - Current Month	41	0	0	0	0	0	40	0	0	0	40	81
- Year-To-Date 1990	415	10	0	38	72	0	75	0	0	38	147	610
- Year-To-Date 1989	598	26	0	0	12	0	142	0	0	0	154	778
Under Construction - 1990	199	0	0	38	72	0	75	0	0	38	147	384
- 1989	259	8	0	72	49	0	66	0	0	72	115	454
COMPLETIONS - Current Month	46	2	0	0	37	0	0	0	0	0	37	85
- Year-To-Date 1990	533	20	0	72	73	0	60	0	0	72	133	758
- Year-To-Date 1989	699	28	24	0	78	0	49	126	0	150	127	1,004
Completed & Not Absorbed - 1990	49	7	0	4	7	0	0	0	0	4	7	67
- 1989	22	2	0	0	0	0	5	0	0	0	5	29
Total Supply - 1990	401	15	0	42	79	0	189	0	0	42	268	726
- 1989	290	10	0	72	49	0	95	0	0	72	144	516
Absorptions - Current Month	46	2	0	2	33	0	0	0	0	2	33	83
- 3 Month Average	54	1	0	2	0	0	1	0	0	2	1	58
- 12 Month Average	59	2	0	6	3	0	8	0	0	6	11	78

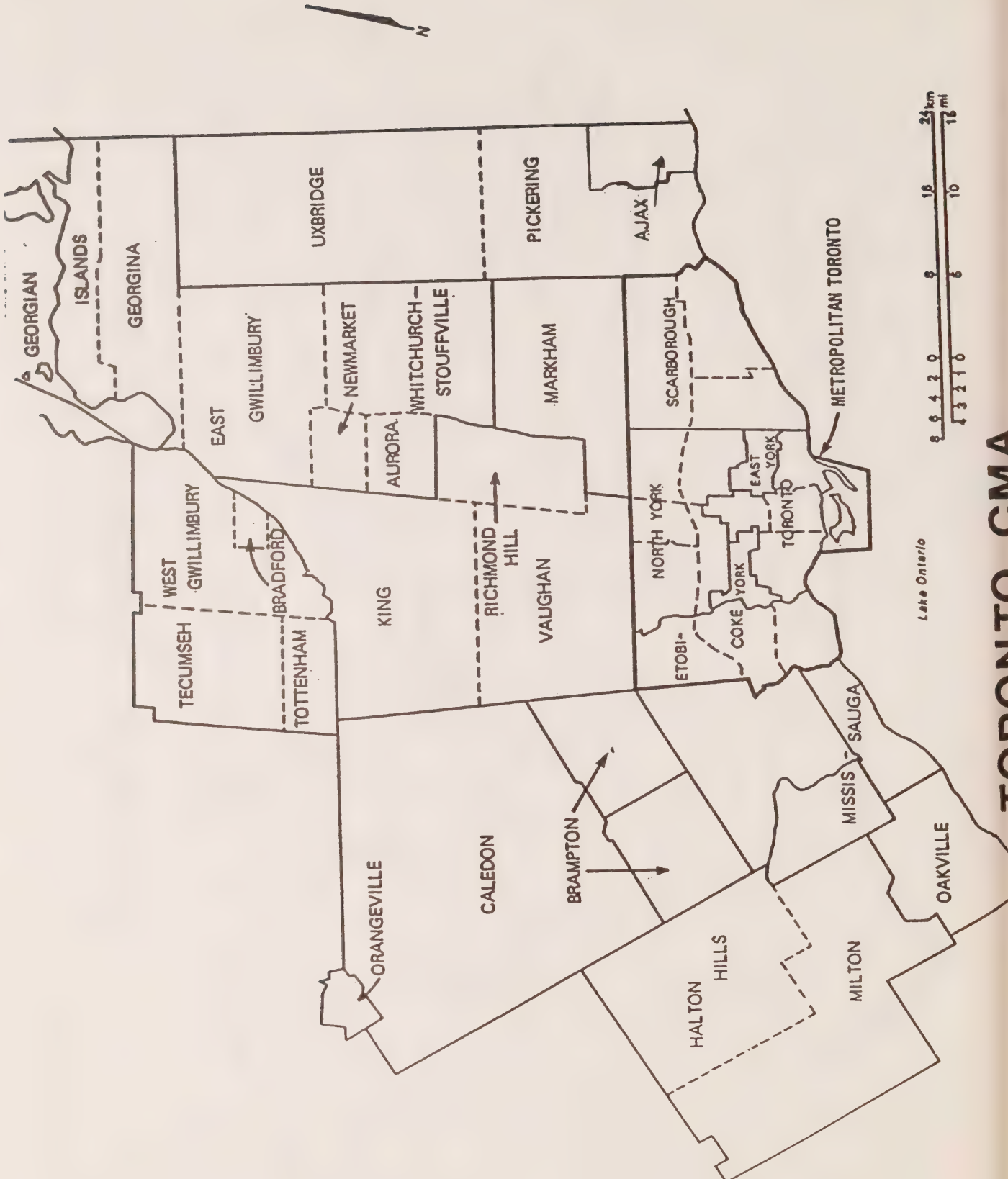
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	139	8	0	0	0	0	114	0	0	0	114	261
STARTS - Current Month	29	0	0	0	0	0	40	0	0	0	40	69
- Year-To-Date 1990	251	10	0	38	72	0	75	0	0	38	147	446
- Year-To-Date 1989	292	26	0	0	12	0	142	0	0	0	154	472
Under Construction - 1990	91	0	0	38	72	0	75	0	0	38	147	276
- 1989	68	8	0	72	49	0	66	0	0	72	115	263
COMPLETIONS - Current Month	19	2	0	0	37	0	0	0	0	0	37	58
- Year-To-Date 1990	338	20	0	72	73	0	60	0	0	72	133	563
- Year-To-Date 1989	452	28	24	0	78	0	49	126	0	150	127	757
Completed & Not Absorbed - 1990	43	7	0	4	7	0	0	0	0	4	7	61
- 1989	19	2	0	0	0	0	5	0	0	0	5	26
Total Supply - 1990	273	15	0	42	79	0	189	0	0	42	268	598
- 1989	88	10	0	72	49	0	95	0	0	72	144	314
Absorptions - Current Month	22	2	0	2	33	0	0	0	0	2	33	59
- 3 Month Average	38	1	0	2	0	0	1	0	0	2	1	42
- 12 Month Average	36	2	0	6	3	0	8	0	0	6	11	55
NORTHUMBERLAND COUNTY												
Pending Starts	118	2	0	0	0	0	0	0	0	0	0	120
STARTS - Current Month	19	0	0	0	0	0	0	32	18	32	18	69
- Year-To-Date 1990	391	0	0	0	0	0	0	60	38	60	38	489
- Year-To-Date 1989	746	0	0	0	80	0	40	0	0	0	120	866
Under Construction - 1990	238	0	0	0	0	0	0	60	18	60	18	316
- 1989	507	0	0	0	80	0	0	0	0	0	80	587
COMPLETIONS - Current Month	32	0	0	0	20	0	0	24	0	24	20	76
- Year-To-Date 1990	549	0	0	0	30	0	50	24	20	24	100	673
- Year-To-Date 1989	414	2	0	0	17	0	63	0	0	0	80	496
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	359	2	0	0	0	0	0	60	18	60	18	439
- 1989	544	0	0	0	80	0	0	0	0	0	80	624
Absorptions - Current Month	32	0	0	0	20	0	0	24	0	24	20	76
- 3 Month Average	52	0	0	0	0	0	0	0	7	0	7	59
- 12 Month Average	72	0	0	0	1	0	8	0	2	0	11	83
COBOURG CA												
Pending Starts	85	2	0	0	0	0	0	0	0	0	0	87
STARTS - Current Month	9	0	0	0	0	0	0	32	18	32	18	59
- Year-To-Date 1990	135	0	0	0	0	0	0	60	38	60	38	233
- Year-To-Date 1989	205	0	0	0	80	0	40	0	0	0	120	325
Under Construction - 1990	85	0	0	0	0	0	0	60	18	60	18	163
- 1989	159	0	0	0	80	0	0	0	0	0	80	239
COMPLETIONS - Current Month	18	0	0	0	20	0	0	24	0	24	20	62
- Year-To-Date 1990	190	0	0	0	30	0	50	24	20	24	100	314
- Year-To-Date 1989	80	0	0	0	17	0	40	0	0	0	57	137
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	170	2	0	0	0	0	0	60	18	60	18	250
- 1989	167	0	0	0	80	0	0	0	0	0	80	247
Absorptions - Current Month	18	0	0	0	20	0	0	24	0	24	20	62
- 3 Month Average	10	0	0	0	0	0	0	0	7	0	7	17
- 12 Month Average	22	0	0	0	1	0	8	0	2	0	11	33

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	68	0	0	0	0	0	0	0	0	0	0	68
- Year-To-Date 1989	160	0	0	0	0	0	0	0	0	0	0	160
Under Construction - 1990	55	0	0	0	0	0	0	0	0	0	0	55
- 1989	73	0	0	0	0	0	0	0	0	0	0	73
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1989	87	0	0	0	0	0	0	0	0	0	0	87
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	56	0	0	0	0	0	0	0	0	0	0	56
- 1989	76	0	0	0	0	0	0	0	0	0	0	76
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	154	0	0	0	0	0	0	0	0	0	0	154
Under Construction - 1990	2	0	0	0	0	0	0	0	0	0	0	2
- 1989	107	0	0	0	0	0	0	0	0	0	0	107
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1989	71	0	0	0	0	0	14	0	0	0	14	85
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	109	0	0	0	0	0	0	0	0	0	0	109
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	13	0	0	0	0	0	0	0	0	0	0	13

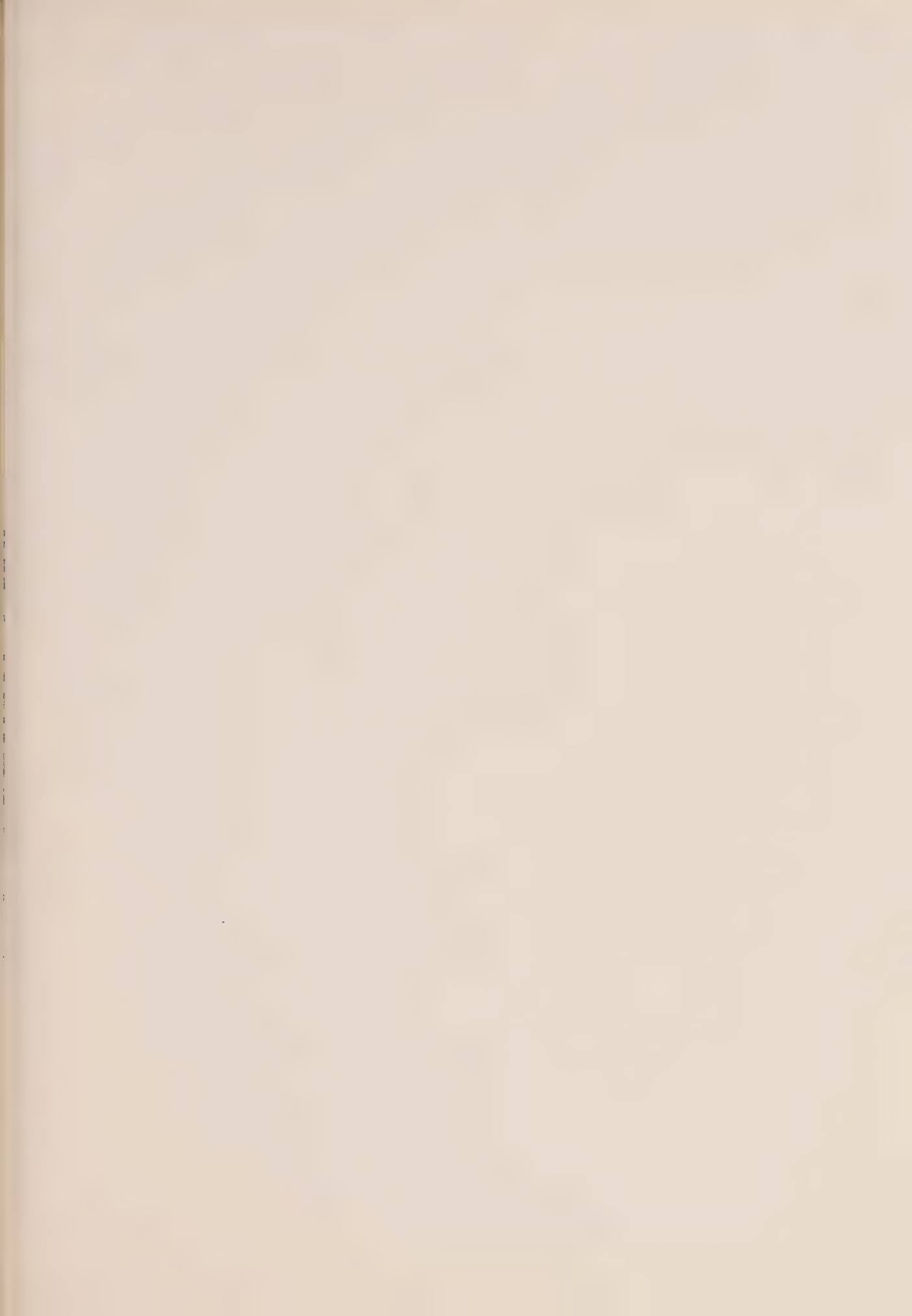
MAPS



TORONTO BRANCH



TORONTO CMA



CAI
MH50
-L53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

20
M1150
-L53

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

November 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillon, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

NOVEMBER 1990

	PAGE
ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	8
MLS RESALE ACTIVITY	9
CMHC NEWS/RECENT NEWS	11
SUPPLEMENT ONE: ITEMS INCLUDED IN RENT	12
SUPPLEMENT TWO: TURNOVER IN RENTAL STOCK	14
SUPPLEMENT THREE: CORE HOUSING NEED	17
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	20
- Definitions	21
- Starts Summary Tables	24
- Detailed Summary Tables	28
- Maps:	
- CMHC Toronto Branch	52
- Greater Toronto Area (GTA)	53
- Toronto Census Metropolitan Area (CMA)	54

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – NOVEMBER 1990

- Toronto Branch starts are down 25% from last month
- MLS average price falls for the 7th consecutive month
- Starts for Canada fall for the 6th consecutive month
- New home sales slow
- Three supplements in this issue: Items Included in Rent, Turnover in Rental Stock, and Core Housing Need

ECONOMIC INDICATORS

Interest rates have continued to fall as the economy continues to weaken. The unemployment rate for Toronto has jumped to 6.7 per cent, though the level of employment has actually increased. A survey by the Ontario Home Builders' Association indicated that one in five Ontario builders expect to be out of business within six months.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES			TORONTO and OSHAWA CMAs					
	(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
	Bank	Mtge. Rate	Exch. Rate	All Items		('000s)		RATE (%)	
	Rate	3 Yr. Inst.	(\$Cdn/\$US) month end	Toronto 1981=100	Toronto 1981=100	Toronto	Oshawa	Toronto	Oshawa
1989									
January	11.43	12.27	84.39	153.8	197.1	1,917	93	4.2	6.3
February	11.86	12.28	83.68	155.0	204.0	1,897	91	4.3	6.1
March	12.39	12.43	83.81	155.8	209.8	1,907	93	4.6	5.1
April	12.62	12.75	84.10	156.5	212.0	1,908	96	4.5	3.6
May	12.40	12.48	82.92	158.1	212.1	1,954	101	3.8	3.9
June	12.33	12.26	83.70	159.1	213.3	1,973	102	3.7	3.7
July	12.36	12.18	84.54	160.2	213.3	2,001	105	3.7	3.8
August	12.41	12.00	84.84	160.3	213.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	160.4	213.6	1,929	101	3.4	3.9
October	12.42	11.77	85.08	161.3	213.7	1,923	103	4.1	—
November	12.46	11.77	85.90	161.8	214.0	1,941	103	4.1	3.6
December	12.47	12.00	86.47	161.9	214.1	1,929	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	158.7	210.9	1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	162.9	214.0	1,915	99	4.7	6.8
February	13.25	12.42	83.68	164.1	212.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	164.6	212.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	164.5	210.7	1,937	98	4.1	6.4
May	13.92	14.27	85.30	165.2	210.1	1,938	101	5.1	6.5
June	13.90	14.25	85.01	166.0	205.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	166.8	202.8	1,971	100	6.0	7.7
August	12.92	13.85	87.18	166.6	200.0	1,965	102	5.3	8.6
September	12.65	13.53	86.72	166.9	191.7	1,901	101	5.4	6.8
October	12.66	13.23	85.73	125.0	—	1,917	103	6.4	6.4
November	12.26	13.10	85.87	125.6	—	1,903	—	6.7	7.6
Dec. 21	11.78		86.26						

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts for the Toronto Branch territory totalled 1,515 units in November 1990, down from the 2,012 units recorded in October 1990 and from the 3,935 units logged in November 1989. Single family starts totalled 691 units, slightly higher than the record low set in August. Multiple unit starts dropped to 824 units, the lowest since June of this year. Starts were higher in Oshawa this November compared to last November, on the strength of 80 new private rental units. In both Barrie and Peterborough, starts were below 50 units.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727	1,352	1,832	619	4,559	1,971	-56.8%
July	2,291	1,194	1,712	1,752	4,003	2,946	-26.4%
August	2,540	549	989	1,196	3,529	1,745	-50.6%
September	2,216	1,408	572	938	2,788	2,346	-15.9%
October	1,735	996	1,445	1,016	3,180	2,012	-36.7%
November	1,461	691	2,474	824	3,935	1,515	-61.5%
December	1,475		2,261		3,736		
Year-to-Date	23,662	11,269	19,837	14,261	43,499	25,530	-41.3%

Source: CMHC

HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH November 1989 - 1990

	November 1989		November 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	891	2,230	502	673	-43.7%	-69.8%
Oshawa CMA	112	0	70	119	-37.5%	—
Barrie CA	221	29	34	12	—	—
Peterborough CA	68	12	25	0	—	—

Source: CMHC

STARTS IN THE TORONTO CMA
1989 - 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1989												
Jan	1397	18	114	96	2174	20	27	18	194	248	2395	4058
Feb	1041	8	61	66	1084	147	3	0	0	274	1087	2410
Mar	1902	10	35	128	1499	0	6	0	540	163	2045	4120
Apr	1671	8	0	68	1416	8	213	0	0	76	1629	3384
May	2139	18	240	33	1095	0	8	40	172	313	1275	3745
Jun	1372	20	208	42	587	0	209	116	229	366	1025	2783
Jul	1334	8	39	98	795	0	259	105	75	242	1129	2713
Aug	1283	48	40	60	173	0	30	0	133	100	336	1767
Sep	1450	6	134	0	38	0	6	0	220	134	264	1854
Oct	1208	10	28	38	428	0	696	0	0	66	1124	2408
Nov	891	12	9	52	1847	0	9	111	190	172	2046	3121
Dec	841	6	55	14	1246	0	3	60	596	129	1845	2821
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	0	770	38	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	24	6	10	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175

Source: CMHC

HOUSING STARTS, TORONTO CMA
January 1989 to November 1990



Nationally, housing starts fell to 133,000 (SAAR) in November 1990. This was the sixth consecutive month in which starts have fallen in Canada.

HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	92,000	13.6%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	6.5%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	33,000	205,000
May	82,000	-17.2%	95,000	30.1%	177,000	2.9%	33,000	210,000
June	81,000	-1.2%	81,000	-14.7%	162,000	-8.5%	33,000	195,000
July	70,000	-13.6%	80,000	-1.2%	150,000	-7.4%	32,000	182,000
August	55,000	-21.4%	83,000	3.8%	138,000	-8.0%	32,000	170,000
September	61,000	10.9%	51,000	-38.6%	112,000	-18.8%	32,000	144,000
October	60,000	-1.6%	58,000	13.7%	118,000	5.4%	25,000	143,000
November	59,000	-1.7%	49,000	-15.5%	108,000	-8.5%	25,000	133,000

Note: figures for July to September have been revised as a result of higher activity in the 'Other Areas'

SOURCE: CMHC

NEW HOME SALES

Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association totalled 821 units in November 1990. Sales were down after 3 months of gradual increases, and they are down from the 1,269 unit level they were last November.

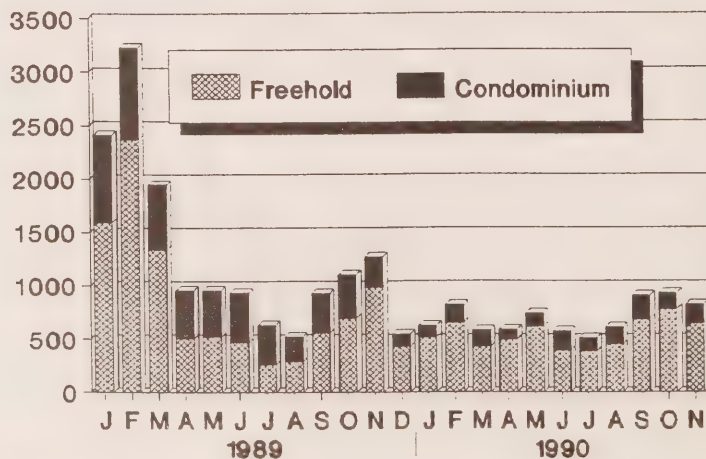
Lower-priced product often with interest rates buy-downs offered by builders and other incentives, continue to be the major part of the new home market.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475	394	-17.1%	462	180	-61.0%	937	574	-38.7%
July	265	383	44.5%	367	123	-66.5%	632	506	-19.9%
August	294	449	52.7%	226	158	-30.1%	520	607	16.7%
September	557	685	23.0%	370	224	-39.5%	927	909	-1.9%
October	694	778	11.2%	409	151	-36.9%	1,103	929	-15.7%
November	988	645	-34.7%	281	176	-37.4%	1,269	821	-35.3%
December	427			118			545		
TOTAL	10,034			5,401			15,435		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

NEW HOMES SALES Toronto Area, 1989-1990



SOURCE: THBA

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for November 1990 was \$237,223, falling for the seventh consecutive month. The median price has also fallen to \$203,000. In January 1991, it is possible that many of the current inventory of listings will be allowed to expire, resulting in a temporary rise in the sales to listing ratio.

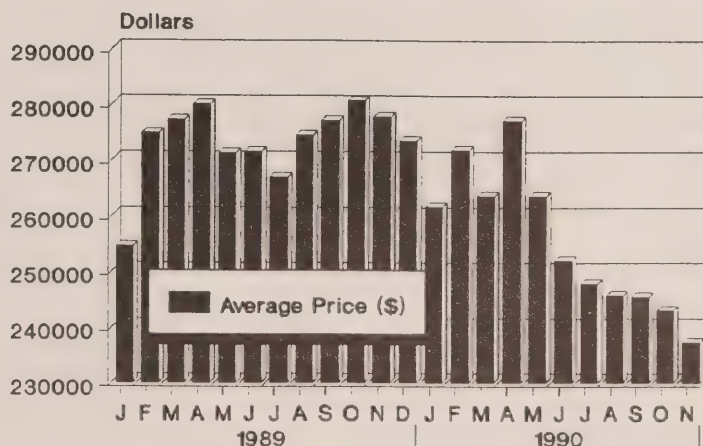
MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,860	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,250	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$263,645	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000	2,239	20,476	11%	\$252,012	\$218,800
July	2,535	15,769	16%	\$267,007	\$230,000	2,090	16,976	12%	\$247,884	\$217,000
August	3,270	18,022	18%	\$274,582	\$230,000	2,359	17,244	14%	\$245,739	\$214,000
September	3,307	21,813	15%	\$277,186	\$235,000	2,328	18,615	13%	\$245,519	\$213,500
October	3,149	22,020	14%	\$280,767	\$234,900	2,239	20,709	11%	\$243,047	\$207,750
November	3,012	20,340	15%	\$277,923	\$230,000	2,260	18,060	13%	\$237,223	\$203,000
December	2,323	11,668	20%	\$273,529	\$235,000					
TOTAL Jan-Dec	38,960			\$273,698						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

MLS AVERAGE PRICES Toronto, 1989-1990



SOURCE: Toronto Real Estate Board

The Oshawa and District Real Estate Board reported a decrease in sales to 355 units, while listings remained flat. Prices fell to \$150,279 in November, but are not expected to change significantly in the coming months.

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705	286	3,580	8%	\$163,792
July	336	2,409	14%	\$176,829	303	3,319	9%	\$168,892
August	456	2,485	18%	\$183,464	338	3,342	10%	\$157,839
September	446	2,581	17%	\$183,524	324	3,351	10%	\$159,533
October	433	2,681	16%	\$182,660	390	3,379	12%	\$158,280
November	407	2,593	16%	\$183,332	355	3,156	11%	\$150,279
December	259	2,316	11%	\$181,784				
TOTAL Jan-Dec	5,192			\$186,018				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	OCTOBER 1989			OCTOBER 1990			PERCENT CHANGE 1989-1990	
	# of Sales	New Listings	Average Price	# of Sales	New Listings	Average Price	# of Sales	Average Price
Barrie and District	166	528	\$168,693	137	570	\$139,010	-17.5	-17.6
Brampton	536	1257	\$210,304	301	1189	\$194,267	-43.8	-7.6
Cobourg-Port Hope	57	141	\$150,782	27	179	\$140,748	-52.6	-6.7
Collingwood & District	68	250	\$147,697	56	318	\$126,293	-17.6	-14.5
Haliburton District	20	60	\$120,075	21	110	\$105,000	5.0	-12.6
Lindsay and District	85	256	\$134,761	57	282	\$139,623	-32.9	3.6
Midland and Penetanguishene	31	153	\$128,292	26	161	\$141,758	-16.1	10.5
Mississauga	487	929	\$240,445	361	1333	\$212,789	-25.9	-11.5
Muskoka	56	298	\$132,000	43	315	\$104,007	-23.2	-21.2
Oakville-Milton	209	624	\$241,041	164	507	\$259,796	-21.5	7.8
Orangeville and District	71	189	\$179,265	52	216	\$144,631	-26.8	-19.3
Orillia and District	81	162	\$140,191	58	220	\$136,071	-28.4	-2.9
Oshawa and District	433	1129	\$182,660	390	1384	\$158,280	-9.9	-13.3
Peterborough	144	339	\$140,050	81	326	\$140,166	-43.8	.1
Toronto	3149	6221	\$280,767	239	8377	\$243,048	-92.4	-13.4
York Region	352	849	\$239,771	285	945	\$198,185	-19.0	-17.3

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

CMHC NEWS

The Honourable Alan Redway, the Minister Responsible for CMHC, announced the appointment of Mr. Claude Bennett as the new Chairman of CMHC.

Mr. Eugene Flichel, the President of CMHC, announced in December the following senior appointments:

- Gilles E. Girard as Senior Vice-President, Insurance, Land and Asset Administration
- Peter C. Connolly as Senior Vice-President, Corporate Resources
- Robert Lajoie as Senior Vice-President, Policy, Research and Communication
- Karen Kinsley as Vice-President, Finance
- George Hendela as Treasurer and General Manager of the Pension Fund
- Charles A. D'Amour as Executive Director, Management Information Systems
- Denis J. St-Onge as General Manager, Quebec Region, and
- Doug Stewart as Executive Director, Research and International Affairs.

In addition, the following continue to serve in senior positions:

- Robert Warne as Vice-President, Programs
- Mrs. Christine Warne as Vice-President, Public Affairs and Corporate Secretary
- Ms. Joyce Potter, as Vice-President, Human Resources and Administration
- Mr. Claude Poirier-Defoy as Vice President and Legal Counsel, and
- Mr. Jim Lynch as Vice President, Land Management.

RECENT NEWS

The Federal and Provincial governments announced funding of \$80,000 for a project, under Michael Melling, to examine the feasibility of an international housing exposition.

The Honourable Alan Redway announced the beginning of a full scale consultation process on public housing in Canada. The Minister stated that public housing provides decent and affordable housing to about 430,000 Canadians, that one in every four residents is either a senior citizen or a child under 15, that female single parent families make up 25 per cent of public housing tenant households, and that average household income in public housing projects in 1988 was \$10,632.

The Honourable Alan Redway also announced that by the end of November, over \$5 billion in Mortgage Backed Securities had been sold since the program's inception in 1987. Almost one-quarter of the funds were from social housing projects.

SUPPLEMENT ONE: Items Included In Rent

We recently received a call from a local planning department requesting information on the proportion of rental units that include parking in the rent charged. As this might be a question of interest to others as well, we have included in this report a table on which services are included in rent.

The data come from the October 1990 Rental Market Survey and applies to all row and apartment buildings with 3 or more rental units. Landlords are asked if any of the following items are included as part of the rent charge:

- heat
- cable television
- parking
- hot water, and
- lighting/electricity.

In addition, they are asked how many appliances are included in the rent. Heat is included in almost all larger rental buildings¹, and in a quarter of the row housing buildings. Because row rental units are more common in the suburban areas, we find that the overall proportion of units that include heat in the rent is highest in the central areas.

Cable television is included in approximately one out

of eight units in the larger apartment buildings and the row units, but in only one in twenty smaller apartment buildings. Geographically, cable is more likely to be provided in the Metro buildings, and least likely in Peel and Halton.

Parking is included in roughly one out of every three rental units. It is most likely to be included in row housing and least likely in apartment structures.

There appears to be a tendency to include parking in the older areas of the CMA as well.

Hot water is included in almost all the larger apartment buildings, and in almost a third of the row housing. As well, three quarters of the smaller apartment buildings include hot water in the rent.

One quarter of all units pay extra for electricity, but this rises to two thirds for the smaller buildings, and four fifths for the row housing units.

One is more likely to pay extra for electricity in the downtown Toronto area, and least likely in Scarborough and Peel Halton.

Over 90 per cent of all units provide only 2 appliances, and 5 per cent provide 3 or more appliances. This number jumps to 22 per cent in Mississauga and 11 per cent in Brampton, both areas with higher than average vacancy rates in the October survey.

**Percent of Private Rental Households Reporting
The Following Services Included In Rent**

Housing Type	Heat	Cable	Parking	Hot Water	Lighting	None	No. of Appliances Included In Rent		
							One	Two	Three or More
Row Housing	22	16	73	30	22	8	0	46	46
Apartment, 12 or fewer units	85	5	59	75	32	6	0	88	6
Apartment, 13 Plus Units	98	14	31	99	76	1	0	93	6

For other information on the rental market, please call for your copy of the October 1990 Rental Market Survey from Bev Doucette, at 781-2451, Ext. 252.

¹Figures refer to the proportion of rental units in the stock, not to the proportion of buildings.

**Percent of Private Rental Households Reporting
The Following Services Included in Rent**

**No. of Appliances
Included in Rent**

ZONE	LOCATION	Heat	Cable	Parking	Hot Water	Lighting	No. of Appliances Included in Rent			
							None	One	Two	Three or More
1	Toronto (Central)	94	18	12	96	66	3	0	89	8
2	Toronto (East)	92	15	32	88	34	1	1	97	1
3	Toronto (North)	98	8	25	98	56	1	0	94	5
4	Toronto (West)	93	27	22	95	58	4	0	90	6
1-4	Toronto City	95	16	21	96	58	3		92	5
5	Etobicoke (South)	97	6	53	86	18	4	0	95	1
6	Etobicoke (Central)	98	15	39	98	74	0	0	86	14
7	Etobicoke (North)	83	13	28	83	71	4	0	84	12
5-7	Etobicoke City	95	11	42	91	54	2	0	89	9
8	York City	97	19	50	96	91	2	0	96	2
9	East York (Borough)	99	7	22	99	96	1	0	98	1
10	Scarborough (Central)	97	9	52	97	94	1	0	96	3
11	Scarborough (North)	95	15	22	96	95	0	0	95	5
12	Scarborough (East)	92	17	45	92	92	1	0	91	8
10-12	Scarborough City	95	13	43	95	93	1		94	5
13	North York (Southeast)	96	14	46	95	60	0	0	92	8
14	North York (Northeast)	94	28	17	94	87	1	0	93	6
15	North York (Southwest)	98	9	33	98	33	1		99	
16	North York (N. Central)	97	10	41	96	66	1		97	2
17	North York (Northwest)	96	16	29	95	80			97	3
13-17	North York City	96	15	35	95	67	1		95	4
1-17	Metropolitan Toronto	96	15	32	95	70	2	0	93	5
18	Mississauga (South)	95	6	47	95	90	2		92	6
19	Mississauga (Northwest)	84	3	61	86	84	2		39	59
20	Mississauga (Northeast)	92	14	45	93	89	3		74	23
18-20	Mississauga City	92	9	48	93	88	2		76	22
21	Brampton (West)	91	7	49	94	90	8		86	6
22	Brampton (East)	90	0	14	95	88			80	20
21-22	Brampton City	91	4	35	94	89	5		84	11
23	Oakville Town	90	4	40	92	75	1		87	12
24	Caledon									
25	R. Hill, Vaughan, King	97	0	53	97	69	0		99	1
26	Aurora, Newm., Whit-St.	60	12	66	68	47	4	1	94	1
27	Markham Town									
25-27	York Region	82	7	52	85	65	2	1	97	
28	Pickering, Ajax	66	14	66	69	54	4	0	58	38
29	Milton, Halton Hills	96	1	92	97	83	1		98	1
30	Orangeville									
31	Bradford, W. Gwillimbury									
1-31	Toronto CMA	95	13	35	94	72	2		91	7

SUPPLEMENT TWO: Turnover in Rental Stock

Twice a year CMHC conducts a survey of the rental housing market across Canada. One of the purposes of the survey is to measure the number of units that are vacant and available for rent. This gives a snapshot picture of the rental housing market at a single point in time.

One difficulty with the CMHC measure is that it ignores turnovers in the housing market. Many apartments are available in the sense that a tenant will be moving out at the end of the month, but the apartment will not be vacant, since a new lease will have been signed for someone else to move into the apartment as soon as the former tenant leaves.

In the October Survey, it was decided to try to estimate the extent to which units turnover in the Toronto Census Metropolitan Area². Consequently, all landlords of private rental units in the sample were asked if any households moved into units in the building in September, i.e., the 30 day period preceding the actual survey. Ninety percent of the respondents agreed to answer the question.³

Response Rate

	%
Movers:	22.2
Non-Movers	67.7
Don't Know	8.0
Refuse	2.0

We define the turnover rate as the ratio of the number of units that turnover, i.e., where the respondent says someone has moved into a unit during September, to the total stock of housing. The overall turnover rate for the Toronto CMA is 1.4 per cent per month—4161 households moved into privately owned rental units during September. This compares to a total of 2805 vacant units recorded at the beginning of October.

According to the 1988 Survey of Household Income and Facilities of Statistics Canada, who look at moves during the entire year, and not just a single month, approximately 15 per cent of all rental households move each year, though the figure was as high as 25 per cent in 1987⁴. This is roughly 10 times the monthly figure that we estimated from the October 1990 rental survey.

We do not know to what extent September is typical of other months, though we suspect a higher proportion of households move during the April to October period than during the winter months. Thus, it is likely that September would represent one tenth of all moves, and our figures are thus consistent with those of the Statistics Canada survey.

Proportion of Renter Households Who Moved As Reported in the HIFE-88 Survey Major Urban Centres in Ontario

Year of Move	Percent of all Renters
Before 1983	29.5
1983	6.2
1984	7.1
1985	10.1
1986	14.5
1987	24.5
1988(first 4 months)	8.2

The turnover rate is highest in Peel Halton and York City, and lowest in North York and East York. Comparing the turnover rate to the vacancy rate, the difference is greatest within Metro Toronto. In other words, it is more likely that a unit will be rented in Metro without it ever going vacant.

² This additional question was asked only in the Toronto Census Metropolitan Area, and not in the rest of Canada.

³ In the results that follow, we did not reweight the results to take account of the non-respondents. Reweighting, if applied across the board, would result in a ten per cent increase in the incidence.

⁴ Because 1987 - 1988 were periods of economic prosperity, the mobility rate is likely to be high. In contrast, with a recession starting toward the end of 1990, the mobility rate is likely to be lower.

**VACANCY AND TURNOVER RATES
TORONTO CMA
OCTOBER 1990**

	Vacancy Rate	Turnover Rate
Metro Toronto	.7	1.4
Toronto	1.3	1.6
Scarborough	.6	1.7
North York	.3	.8
York City	.5	2.5
East York	.1	1.0
Etobicoke	.6	1.2
Peel-Halton	1.8	1.9
Mississauga	2.3	1.9
Brampton	1.1	1.9
Oakville	.7	2.3
York Region	.9	1.4
Toronto CMA	1.0	1.4

With regard to the two house types, the turnover rates are almost identical, though the difference between the vacancy rate and the turnover rate is much larger for apartments than for row housing.

**VACANCY AND TURNOVER RATES
FOR ALL ROW AND APARTMENT UNITS
OCTOBER 1990**

	Vacancy Rate	Turnover Rate
Row	1.3	1.3
Apartment	1.0	1.5

Finally, we compared the distribution of turnover of units by rent level with both the distribution of vacant units and the distribution of all units⁵. As some of the turnover units had likely been vacant units before, we suspect that the distribution of turnover units should lie between the distribution of vacant units, which will likely be higher priced, and the distribution of all units, which will likely be lower priced. The vacant units are likely to be vacant precisely because their rents are high, and as a result are meeting difficulty in rent up. Or, they might be new units, which have higher rents because of their higher capital cost, and are vacant because they are in the process of being rented up.

For bachelor units, the distribution of turnover units is more expensive than the vacant units as well as all units. As a result, the average rent of a turnover unit is greater than the average rent in the other two categories. However, for the other three unit sizes, the distribution is as anticipated.

	Bachelor Units			One Bedroom Units			Two Bedroom Units			Three Bedroom Units		
	All	Vacant	Turnover	All	Vacant	Turnover	All	Vacant	Turnover	All	Vacant	Turnover
Under \$ 401	35.1	21.6	18.3	6.7	7.5	2.6	1.0	.2	.9			
\$ 401 - \$ 500	43.4	48.8	47.0	38.1	12.6	16.3	11.2	.3	4.8	1.2		
\$ 501 - \$ 600	13.3	25.7	20.1	28.3	13.1	25.6	30.6	2.4	14.7	11.2		4.2
\$ 601 - \$ 700	4.9	2.6	13.3	12.3	15.7	15.8	21.4	5.4	21.5	21.6	.3	10.9
\$ 701 - \$ 800	2.7	1.6	.9	7.7	20.0	21.0	13.5	5.9	16.2	20.8	3.1	9.8
\$ 801 - \$ 900	.3	.1	.5	4.5	20.3	10.2	10.7	24.5	17.0	15.8	13.4	22.8
\$ 901 - \$1000	.1			1.1	5.6	3.3	5.4	16.1	9.8	12.8	41.3	25.4
\$1001 - \$1100				.7	3.1	4.1	1.9	15.4	5.9	7.3	15.9	10.0
\$1101 - \$1200				.1	1.2	.6	1.4	8.9	2.8	3.1	5.5	3.2
\$1201 - \$1300				.1	1.3	.2	1.4	11.7	3.3	2.0	9.9	3.7
Over \$1300	.2			.1		.2	1.4	10.2	3.1	4.1	11.4	10.0
No. of Units	24,284	349	479	122,491	1,049	1,673	125,398	1,211	1,559	30,730	425	450
Average Rent	\$454	\$472	\$475	\$559	\$694	\$612	\$689	\$1017	\$733	\$835	\$1067	\$914

Because turnover units account for a large proportion of the rental stock, and because their rents are not as high as the rents of vacant units, use of CMHC numbers on vacancy rates and rents of vacant units should be treated with caution — they do not represent what one can get on the market since there is a supply of turnover units constantly on the market with generally lower rents and that do not enter the universe of vacant units.

For other information on the rental market, please call for your copy of the October 1990 Rental Market Survey from Bev Doucette, at 781-2451, Ext. 252.

⁵ As the turnover units would be occupied at the time of the survey, the rents for turnover units are not part of the rent for the vacant units.

SUPPLEMENT THREE: CORE HOUSING NEED

The following paper describing the new terminology and definitions in defining housing need for social housing program purposes was prepared by CMHC's Research Division in Ottawa.

Although Canadians are generally well housed, there is a persistent minority of households which is unable to obtain suitable, adequate and affordable housing. It is for these households that the federal government has established housing assistance programs. Housing need is measured to identify those households requiring housing assistance. Housing programs are then designed and operated to equitably distribute housing assistance across the country in accordance with need. Thus, the measurement of housing need provides the foundation for the design and delivery of Canada's social housing programs.

The measurement of housing need has evolved over time to reflect society's rising housing standards. The current measurement of housing need reflects the normative housing standards of today.

Norm Housing Standards

Norm housing standards are established for three aspects of Canadian housing consumption. They cover a household's:

- Space requirements (dwelling unit suitability)
- Structural requirements (dwelling unit adequacy) and
- Ability to afford its housing (affordability).

These three norms are incorporated into a single comprehensive measure of housing need, the concept of core housing need. This concept is described next. Then a description is provided of each of the individual norms which are accepted for use today in the core housing need model.

The Concept of Core Housing Need

The core housing need model requires two steps to identify households in core housing need. They are described below.

Step 1

In the first step, the housing conditions of all households are evaluated against the accepted norm housing standards of the day for suitability, adequacy and affordability. Any households living in housing falling below one or more norm housing standards are identified and then tested at the second step of the core housing need model. Households living in housing meeting norm housing standards are not tested any further.

Step 2

In this step, the incomes of all households living in housing below norm housing standards are compared to the incomes that these households would require to afford suitable, adequate rental accommodation. Those with incomes less than or equal to the required incomes are in core housing need. Those with incomes which are greater are assumed to have sufficient financial resources to change their own housing conditions. The required income is termed the norm rent income. It is so-called because it is the income at or above which a household could rent an average dwelling unit meeting societal standards or norms set for suitable, adequate housing without having to exceed today's maximum shelter cost-to-income ratio of 30 per cent.

Individual Norm Housing Standards

Suitability

In the past, this norm was measured by the accepted international statistical measure of persons per room. A household was said to occupy crowded housing when there was more than one person per room. When the household was identified as being crowded, it is then tested at the second step of the core housing need model where space requirements were assessed, and a required number of bedrooms specified according to the household's size. The household's ability to afford the appropriate sized dwelling unit was then assessed to determine its need status.

Through extensive consultations with the provinces, the suitability norm was improved to reflect today's societal standards. The national occupancy standard (N.O.S.), so called because it reflects the common elements of the provincial occupancy standards, was developed to replace the earlier persons per room suitability norm.

The N.O.S.

This standard determines the number of bedrooms a household should have. It is used at both steps of the model:

Step 1: it identifies households which are crowded.

Step 2: it determines the size of the rental unit which the household must be able to afford to avoid being crowded, thereby determining the norm rent income to be compared to the household's income.

The N.O.S. is sensitive to both household size and household composition. Specifically, the standard states that a:

- 'suitable dwelling' for purposes of determining core housing need means a dwelling which can accommodate a household according to the following prescriptions: a maximum of 2 and minimum of 1 person per bedroom;
- where parents are eligible for a bedroom separate from their children;
- household members aged 18 or more are eligible for a separate bedroom unless married or otherwise cohabiting as spouses; and
- dependents aged 5 or more of opposite sex do not share a bedroom.

Adequacy

The current adequacy norm requires that a dwelling unit possess all basic plumbing facilities and require only regular upkeep, or at most minor repairs, i.e., an adequate unit must not be in need of any major repairs, or lack hot/cold running water, inside toilet, or a bath/shower. Prior to 1982, households were said to be living in housing falling below the adequacy norm if their dwelling units lacked basic plumbing facilities. This was the only norm being used at the time. It had been a reasonably good indicator of dwelling inadequacy in the past. For example, in 1970 some 9.4 per cent of all households still lived in dwellings lacking basic plumbing facilities. By 1982, however, only 1.6 per cent of the dwelling stock remained without basic plumbing facilities. Thus, the additional dwelling condition norm relating to need for major repairs was introduced to reflect the higher housing standards of the day.

Affordability

The affordability norm specifies a maximum proportion of income that a household should spend on its shelter. The maximum shelter cost-to-income ratio set as the norm has varied through time. Originally, the shelter cost-to-income ratio set as the norm was 25 per cent. This was based on the generally accepted underwriting practice of one week's wages out of four for housing, a rule of thumb which has its origins in the last century on the eastern seaboard of the United States.

Today, an expenditure of 30 per cent of household income on principal, interest and taxes (PIT) has become the recognized and accepted underwriting practice.

In 1986, CMHC and the provinces also recognized 30 per cent as the standard to define housing affordability from the social housing perspective. This agreement to use 30 per cent came about during the development of the federal/provincial social housing programs.

Definitions of Shelter Costs and Income

For owners, the following costs associated with a household's principal residence:

- Mortgage payment of principal
- Mortgage payment of interest
- Property taxes
- Payments for utilities, and
- Condominium fees, where the dwelling is a condominium unit.

For renters, the following costs associated with a household's principal residence:

- Rent and
- Payments for utilities where they are paid separately from rent.

Income includes, for all households, the total of all income reported by all members of the household, that is total household income.

Total household income before tax is compared to shelter costs to calculate the shelter cost-to-income

ratio used to measure a household's affordability situation at step one of the core need model. When the household's shelter cost-to-income ratio is at or above the norm of 30 per cent, the household proceeds on to the second step of the model. There, the household's income is compared to the norm rent income to determine if it is in core housing need.

The norm rent income, used at step two of the model, is the minimum income a household requires to rent suitable, adequate housing without spending 30 per cent or more of its income. Norm rent incomes are derived from norm rents, which are average annual rents, calculated only from non-farm units in adequate condition, i.e. possessing all basic plumbing facilities and needing only regular maintenance for upkeep. They represent monthly cash rent multiplied by twelve, plus annual utilities where utilities are reported paid for separately from the rent. They are dwelling unit size, settlement size and regionally sensitive. They are calculated from only the unsubsidized rental stock, where no rent is attributable to business, and where rent-free units are excluded.

Households Tested for Core Housing Need

Since 1985, when the global and operating agreements were negotiated with the provinces, both renters and homeowners have been tested for core need. Previously, only renters had been tested. Core housing need cannot be measured for:

- collective households,
- the homeless,
- households which did not report positive incomes, and
- households for which the shelter cost-to-income ratio results in a ratio of one or more.

Core housing need is measured for about 97 per cent of all private households in Canada.

Applications of the Core Housing Need Concept

Core need housing need is used in:

- the inter- and intra-provincial allocations of federal social housing resources
- program eligibility, or the delivery of social housing.

A Sketch of Households in Core Need in Canada

The latest estimates of core housing need available pertain to 1988. They are derived from the combined Statistics Canada "Household Income, Facilities and Equipment" (HIFE) and shelter cost survey (SCS) micro-data base, specially produced for and jointly sponsored by CMHC and the provincial housing agencies.

To conclude this reference on core housing need, some of the key characteristics of households in core housing need are presented.

Number and Types of Households in Need

In 1988, there were:

- 1.26 million Canadian households in core need
- 1 in 7 households were in need
- 70 per cent, or 900,000, were renters.

Some types of households were far more likely than others to be in need:

- Senior-led households were twice as likely to be in core housing need as non-senior-led households: 360,000 or 1 out of every 5 were in need
- Renters were over 4 times more likely than owners, with 1 out of every 4 renters in need, and
- Single parents were about 6 times more likely than two-parent families and the most likely of all types of households to be in need: 1 out of every 3 were in need.

Households falling below norm affordability standards were more likely to be in need than households living in unsuitable, or inadequate dwellings. While just 26 to 30 per cent of households living in dwellings falling below norm housing standards for suitability and adequacy fell into core housing need, almost 70 per cent of those paying more than the established norm affordability standard of 30 per cent fell into core need. Almost 85 per cent, or 1,056,000, of all households in core housing need reported spending 30 per cent or more of their household income on housing. This is 5 times higher than the 17 per cent

of all Canadian households which reported spending this much for their housing.

Requests for further information any requests for further information, or questions on core housing need may be directed to Mr. J. Engeland, Researcher, Housing Needs Analysis, Research Division, Canada Mortgage and Housing Corporation, at 1-613-748-2799.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey.

This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

As a result of errors identified by one of our readers, the following corrections have been made in the tables:

- a) Cavan Township is part of Peterborough County, not Victoria - Haliburton
- b) Hamilton Township is part of 'Rest of Northumberland', not Cobourg
- c) Brighton, Hope and Percy Townships are part of Northumberland County, not Victoria - Haliburton.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

*Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

*Three and twelve month averages exclude the current month.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

— **NOVEMBER 1990** —

-----NOVEMBER HOUSING STARTS-----

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	1,461	691	-52.7%	2,474	824	-66.7%	3,935	1,515	-61.5%
GREATER TORONTO AREA	1,027	584	-43.1%	2,230	795	-64.3%	3,257	1,379	-57.7%
TORONTO CMA:	891	502	-43.7%	2,230	673	-69.8%	3,121	1,175	-62.4%
METRO TORONTO:	119	30	-74.8%	1,003	26	-97.4%	1,122	56	-95.0%
Toronto City	14	0	-100.0%	345	18	-94.8%	359	18	-95.0%
East York	2	2	.0%	0	0	N/A	2	2	.0%
Etobicoke	17	9	-47.1%	10	2	-80.0%	27	11	-59.3%
North York	63	5	-92.1%	0	0	N/A	63	5	-92.1%
Scarborough	18	14	-22.2%	506	4	-99.2%	524	18	-96.6%
York City	5	0	-100.0%	142	2	-98.6%	147	2	-98.6%
YORK REGION:	358	155	-56.7%	437	349	-20.1%	795	504	-36.6%
Aurora	4	37	825.0%	0	0	N/A	4	37	825.0%
East Gwillimbury	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	16	N/A	0	124	N/A	0	140	N/A
King	0	2	N/A	0	0	N/A	0	2	N/A
Markham	22	27	22.7%	235	0	-100.0%	257	27	-89.5%
Newmarket	200	3	-98.5%	0	0	N/A	200	3	-98.5%
Richmond Hill	35	20	-42.9%	0	0	N/A	35	20	-42.9%
Vaughan	73	47	-35.6%	202	225	11.4%	275	272	-1.1%
Whitchurch-Stouff.	20	2	-90.0%	0	0	N/A	20	2	-90.0%
PEEL REGION:	169	156	-7.7%	601	131	-78.2%	770	287	-62.7%
Brampton	52	52	.0%	0	40	N/A	52	92	76.9%
Caledon	8	9	12.5%	0	0	N/A	8	9	12.5%
Mississauga	109	95	-12.8%	601	91	-84.9%	710	186	-73.8%
HALTON REGION:	224	16	-92.9%	57	74	29.8%	281	90	-68.0%
Burlington **	28	9	-67.9%	0	19	N/A	28	28	.0%
Halton Hills	66	0	-100.0%	2	0	-100.0%	68	0	-100.0%
Milton	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Oakville	128	7	-94.5%	55	55	.0%	183	62	-66.1%
REST OF TORONTO CMA:	49	154	214.3%	132	112	-15.2%	181	266	47.0%
Ajax	28	146	421.4%	17	0	-100.0%	45	146	224.4%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	0	0	N/A	0	0	N/A	0	0	N/A
Orangeville	6	0	-100.0%	0	16	N/A	6	16	166.7%
Pickering	4	7	75.0%	115	96	-16.5%	119	103	-13.4%
Tecumseth	0	0	N/A	0	0	N/A	0	0	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	2	0	-100.0%	0	0	N/A	2	0	-100.0%
West Gwillimbury	9	1	-88.9%	0	0	N/A	9	1	-88.9%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	157	227	44.6%	132	215	62.9%	289	442	52.9%
OSHAWA CMA:	112	70	-37.5%	0	119	N/A	112	189	68.8%
Oshawa City	20	4	-80.0%	0	110	N/A	20	114	470.0%
Newcastle	74	22	-70.3%	0	9	N/A	74	31	-58.1%
Whitby	18	44	144.4%	0	0	N/A	18	44	144.4%
REST OF DURHAM:	45	157	248.9%	132	96	-27.3%	177	253	42.9%
Ajax	28	146	421.4%	17	0	-100.0%	45	146	224.4%
Brock	11	4	-63.6%	0	0	N/A	11	4	-63.6%
Pickering	4	7	75.0%	115	96	-16.5%	119	103	-13.4%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	2	0	-100.0%	0	0	N/A	2	0	-100.0%
SIMCOE COUNTY:	274	63	-77.0%	144	26	-81.9%	418	89	-78.7%
BARRIE CA:	221	34	-84.6%	29	12	-58.6%	250	46	-81.6%
Barrie City	138	10	-92.8%	29	12	-58.6%	167	22	-86.8%
Innisfil	50	9	-82.0%	0	0	N/A	50	9	-82.0%
Vespra	33	15	-54.5%	0	0	N/A	33	15	-54.5%
COLLINGWOOD CA:	3	1	-66.7%	106	0	-100.0%	109	1	-99.1%

** not part of the Toronto CMA

-----NOVEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	23	13	-43.5%	0	14	N/A	23	27	17.4%
Midland Town	15	1	-93.3%	0	12	N/A	15	13	-13.3%
Penetanguishene	3	2	-33.3%	0	2	N/A	3	4	33.3%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tay Township	4	5	25.0%	0	0	N/A	4	5	25.0%
Tiny Township	0	5	N/A	0	0	N/A	0	5	N/A
Victoria Harbour	0	0	N/A	0	0	N/A	0	0	N/A
ORILLIA CA:	18	14	-22.2%	9	0	-100.0%	27	14	-48.1%
Orillia City	16	14	-12.5%	9	0	-100.0%	25	14	-44.0%
Orillia Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
REST OF SIMCOE COUNTY:	9	1	-88.9%	0	0	N/A	9	1	-88.9%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Alliston	0	0	N/A	0	0	N/A	0	0	N/A
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	0	N/A	0	0	N/A	0	0	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	9	1	-88.9%	0	0	N/A	9	1	-88.9%
Bradford	0	0	N/A	0	0	N/A	0	0	N/A
MUSKOKA DISTRICT:	26	15	-42.3%	32	0	-100.0%	58	15	-74.1%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	26	15	-42.3%	32	0	-100.0%	58	15	-74.1%
VICTORIA/HALIBURTON:	18	7	-61.1%	32	0	-100.0%	50	7	-86.0%
LINDSAY CA:	18	7	-61.1%	32	0	-100.0%	50	7	-86.0%
Lindsay Town	15	1	-93.3%	32	0	-100.0%	47	1	-97.9%
Ops Township	3	6	100.0%	0	0	N/A	3	6	100.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	68	25	-63.2%	12	0	-100.0%	80	25	-68.8%
PETERBOROUGH CA:	68	25	-63.2%	12	0	-100.0%	80	25	-68.8%
Peterborough City	47	13	-72.3%	12	0	-100.0%	59	13	-78.0%
Dummer Township	4	7	75.0%	0	0	N/A	4	7	75.0%
Duoro Township	1	1	.0%	0	0	N/A	1	1	.0%
Ennismore Township	11	1	-90.9%	0	0	N/A	11	1	-90.9%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	5	3	-40.0%	0	0	N/A	5	3	-40.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	76	6	-92.1%	24	22	-8.3%	100	28	-72.0%
COBOURG CA:	54	5	-90.7%	24	22	-8.3%	78	27	-65.4%
Cobourg	54	5	-90.7%	24	22	-8.3%	78	27	-65.4%
REST OF NORTHUMBERLAND:	22	1	-95.5%	0	0	N/A	22	1	-95.5%
Port Hope	14	0	-100.0%	0	0	N/A	14	0	-100.0%
Murray Township	0	1	N/A	0	0	N/A	0	1	N/A
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	8	0	-100.0%	0	0	N/A	8	0	-100.0%

-----JANUARY-NOVEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	23,662	11,269	-52.4%	19,837	14,261	-28.1%	43,499	25,530	-41.3%
GREATER TORONTO AREA	18,566	7,963	-57.1%	17,781	12,101	-31.9%	36,347	20,064	-44.8%
TORONTO CMA:	15,688	6,616	-57.8%	16,675	11,041	-33.8%	32,363	17,657	-45.4%
METRO TORONTO:	1,970	1,017	-48.4%	8,551	5,855	-31.5%	10,521	6,872	-34.7%
Toronto City	101	83	-17.8%	2,693	1,072	-60.2%	2,794	1,155	-58.7%
East York	42	43	2.4%	595	44	-92.6%	637	87	-86.3%
Etobicoke	127	390	207.1%	773	1,926	149.2%	900	2,316	157.3%
North York	619	297	-52.0%	559	938	67.8%	1,178	1,235	4.8%
Scarborough	989	174	-82.4%	2,885	1,843	-36.1%	3,874	2,017	-47.9%
York City	92	30	-67.4%	1,046	32	-96.9%	1,138	62	-94.6%
YORK REGION:	5,898	2,387	-59.5%	1,705	1,781	4.5%	7,603	4,168	-45.2%
Aurora	437	167	-61.8%	24	56	133.3%	461	223	-51.6%
East Gwillimbury	108	37	-65.7%	0	0	N/A	108	37	-65.7%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	725	226	-68.8%	157	165	5.1%	882	391	-55.7%
King	181	37	-79.6%	0	0	N/A	181	37	-79.6%
Markham	994	426	-57.1%	546	341	-37.5%	1,540	767	-50.2%
Newmarket	773	509	-34.2%	126	193	53.2%	899	702	-21.9%
Richmond Hill	1,285	540	-58.0%	650	494	-24.0%	1,935	1,034	-46.6%
Vaughan	1,219	392	-67.8%	202	532	163.4%	1,421	924	-35.0%
Whitchurch-Stouff.	176	53	-69.9%	0	0	N/A	176	53	-69.9%
PEEL REGION:	4,260	1,849	-56.6%	5,177	1,990	-61.6%	9,437	3,839	-59.3%
Brampton	1,563	676	-56.7%	568	840	47.9%	2,131	1,516	-28.9%
Caledon	221	147	-33.5%	0	0	N/A	221	147	-33.5%
Mississauga	2,476	1,026	-58.6%	4,609	1,150	-75.0%	7,085	2,176	-69.3%
HALTON REGION:	2,168	520	-76.0%	1,151	1,117	-3.0%	3,319	1,637	-50.7%
Burlington **	515	269	-47.8%	475	230	-51.6%	990	499	-49.6%
Halton Hills	485	29	-94.0%	126	33	-73.8%	611	62	-89.9%
Milton	70	32	-54.3%	26	154	492.3%	96	186	93.8%
Oakville	1,098	190	-82.7%	524	700	33.6%	1,622	890	-45.1%
REST OF TORONTO CMA:	1,907	1,112	-41.7%	566	528	-6.7%	2,473	1,640	-33.7%
Ajax	824	722	-12.4%	380	272	-28.4%	1,204	994	-17.4%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Bradford	72	12	-83.3%	6	2	-66.7%	78	14	-82.1%
Orangeville	176	4	-97.7%	4	68	1600.0%	180	72	-60.0%
Pickering	518	188	-63.7%	121	135	11.6%	639	323	-49.5%
Tecumseth	81	83	2.5%	0	43	N/A	81	126	55.6%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	103	46	-55.3%	55	0	-100.0%	158	46	-70.9%
West Gwillimbury	84	56	-33.3%	0	0	N/A	84	56	-33.3%
Mono Township **	13	20	53.8%	0	0	N/A	13	20	53.8%
DURHAM REGION:	4,270	2,190	-48.7%	1,197	1,358	13.5%	5,467	3,548	-35.1%
OSHAWA CMA:	2,612	1,137	-56.5%	641	949	48.0%	3,253	2,086	-35.9%
Oshawa City	536	97	-81.9%	330	382	15.8%	866	479	-44.7%
Newcastle	1,213	517	-57.4%	94	171	81.9%	1,307	688	-47.4%
Whitby	863	523	-39.4%	217	396	82.5%	1,080	919	-14.9%
REST OF DURHAM:	1,658	1,053	-36.5%	556	409	-26.4%	2,214	1,462	-34.0%
Ajax	824	722	-12.4%	380	272	-28.4%	1,204	994	-17.4%
Brock	106	40	-62.3%	0	0	N/A	106	40	-62.3%
Pickering	518	188	-63.7%	121	135	11.6%	639	323	-49.5%
Scugog	107	57	-46.7%	0	2	N/A	107	59	-44.9%
Uxbridge	103	46	-55.3%	55	0	-100.0%	158	46	-70.9%
SIMCOE COUNTY:	3,231	2,140	-33.8%	1,691	1,801	6.5%	4,922	3,941	-19.9%
BARRIE CA:	2,000	1,347	-32.7%	887	1,305	47.1%	2,887	2,652	-8.1%
Barrie City	1,138	1,065	-6.4%	887	1,305	47.1%	2,025	2,370	17.0%
Innisfil	701	187	-73.3%	0	0	N/A	701	187	-73.3%
Vespra	161	95	-41.0%	0	0	N/A	161	95	-41.0%
COLLINGWOOD CA:	98	46	-53.1%	528	177	-66.5%	626	223	-64.4%

** not part of the Toronto CMA

-----JANUARY-NOVEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	447	307	-31.3%	177	29	-83.6%	624	336	-46.2%
Midland Town	108	54	-50.0%	125	23	-81.6%	233	77	-67.0%
Penetanguishene	118	32	-72.9%	46	4	-91.3%	164	36	-78.0%
Christian Island	16	0	-100.0%	0	0	N/A	16	0	-100.0%
Port McNicoll	12	9	-25.0%	0	0	N/A	12	9	-25.0%
Tay Township	96	67	-30.2%	0	0	N/A	96	67	-30.2%
Tiny Township	44	117	165.9%	0	2	N/A	44	119	170.5%
Victoria Harbour	53	28	-47.2%	6	0	-100.0%	59	28	-52.5%
ORILLIA CA:	347	191	-45.0%	91	219	140.7%	438	410	-6.4%
Orillia City	177	88	-50.3%	91	219	140.7%	268	307	14.6%
Orillia Township	170	103	-39.4%	0	0	N/A	170	103	-39.4%
REST OF SIMCOE COUNTY:	339	249	-26.5%	8	71	787.5%	347	320	-7.8%
Adjala	37	17	-54.1%	0	0	N/A	37	17	-54.1%
Alliston	16	80	400.0%	2	18	800.0%	18	98	444.4%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Tecumseth	81	83	2.5%	0	43	N/A	81	126	55.6%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	84	56	-33.3%	0	0	N/A	84	56	-33.3%
Bradford	72	12	-83.3%	6	2	-66.7%	78	14	-82.1%
MUSKOKA COUNTY:	423	334	-21.0%	421	146	-65.3%	844	480	-43.1%
Bracebridge	130	119	-8.5%	91	62	-31.9%	221	181	-18.1%
Gravenhurst	49	33	-32.7%	103	16	-84.5%	152	49	-67.8%
Huntsville	244	182	-25.4%	227	68	-70.0%	471	250	-46.9%
VICTORIA/HALIBURTON:	384	228	-40.6%	83	128	54.2%	467	356	-23.8%
LINDSAY CA:	229	141	-38.4%	83	128	54.2%	312	269	-13.8%
Lindsay Town	182	116	-36.3%	83	128	54.2%	265	244	-7.9%
Ops Township	47	25	-46.8%	0	0	N/A	47	25	-46.8%
REST OF VICTORIA/HALIBURTON:	155	87	-43.9%	0	0	N/A	155	87	-43.9%
Fenelon Township	63	37	-41.3%	0	0	N/A	63	37	-41.3%
Laxton Township	10	13	30.0%	0	0	N/A	10	13	30.0%
Mariposa Township	82	37	-54.9%	0	0	N/A	82	37	-54.9%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	751	476	-36.6%	192	195	1.6%	943	671	-28.8%
PETERBOROUGH CA:	666	440	-33.9%	192	195	1.6%	858	635	-26.0%
Peterborough City	339	264	-22.1%	192	195	1.6%	531	459	-13.6%
Dummer Township	55	53	-3.6%	0	0	N/A	55	53	-3.6%
Duoro Township	26	15	-42.3%	0	0	N/A	26	15	-42.3%
Ennismore Township	72	38	-47.2%	0	0	N/A	72	38	-47.2%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	19	2	-89.5%	0	0	N/A	19	2	-89.5%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	52	24	-53.8%	0	0	N/A	52	24	-53.8%
Smith Township	98	44	-55.1%	0	0	N/A	98	44	-55.1%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	85	36	-57.6%	0	0	N/A	85	36	-57.6%
NORTHUMBERLAND COUNTY:	822	397	-51.7%	144	120	-16.7%	966	517	-46.5%
COBOURG CA:	259	140	-45.9%	144	120	-16.7%	403	260	-35.5%
Cobourg	259	140	-45.9%	144	120	-16.7%	403	260	-35.5%
REST OF NORTHUMBERLAND:	563	257	-54.4%	0	0	N/A	563	257	-54.4%
Port Hope	168	13	-92.3%	0	0	N/A	168	13	-92.3%
Murray Township	70	92	31.4%	0	0	N/A	70	92	31.4%
Brighton Township	67	38	-43.3%	0	0	N/A	67	38	-43.3%
Hope Township	36	25	-30.6%	0	0	N/A	36	25	-30.6%
Percy Township	54	21	-61.1%	0	0	N/A	54	21	-61.1%
Hamilton Township	168	68	-59.5%	0	0	N/A	168	68	-59.5%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,217	132	126	67	2,180	15	639	46	641	254	3,460	8,063
STARTS - Current Month	691	54	100	111	225	0	102	96	136	307	463	1,515
- Year-To-Date 1990	11,269	348	1,053	596	6,468	641	2,055	301	2,799	2,591	11,322	25,530
- Year-To-Date 1989	23,662	334	993	1,248	12,770	69	1,880	544	1,999	2,854	16,649	43,499
Under Construction - 1990	9,387	197	771	722	12,830	261	2,758	330	3,824	2,084	19,412	31,080
- 1989	15,903	241	434	957	18,059	6	2,267	637	2,748	2,034	23,074	41,252
COMPLETIONS - Current Month	1,372	42	46	0	310	180	394	0	131	226	835	2,475
- Year-To-Date 1990	17,161	386	630	767	11,059	378	2,561	458	2,028	2,233	15,648	35,428
- Year-To-Date 1989	23,221	374	1,414	1,250	13,365	30	3,590	359	2,540	3,053	19,495	46,143
Completed & Not Absorbed - 1990	1,423	71	87	47	1,093	154	481	0	0	288	1,574	3,356
- 1989	628	18	310	102	826	0	1,061	0	0	412	1,887	2,945
Total Supply - 1990	15,027	400	984	836	16,103	430	3,878	376	4,465	2,626	24,446	42,499
- 1989	19,409	379	788	1,143	22,410	13	3,736	724	3,665	2,668	29,811	52,267
Absorptions - Current Month	1,332	28	58	17	289	54	212	0	131	129	632	2,121
- 3 Month Average	1,449	36	98	38	895	42	243	8	76	186	1,214	2,885
- 12 Month Average	1,611	29	90	99	1,080	15	294	66	178	270	1,552	3,462
GREATER TORONTO AREA												
Pending Starts	3,506	112	122	133	2,132	15	458	46	641	316	3,231	7,165
STARTS - Current Month	584	40	78	127	225	0	93	96	136	301	454	1,379
- Year-To-Date 1990	7,963	228	943	609	5,834	508	1,823	241	1,915	2,301	9,572	20,064
- Year-To-Date 1989	18,566	202	918	1,110	11,519	55	1,485	520	1,972	2,603	14,976	36,347
Under Construction - 1990	7,263	146	679	709	12,178	185	2,636	270	3,005	1,843	17,819	27,071
- 1989	13,010	176	383	713	17,111	0	2,084	670	2,721	1,766	21,916	36,868
COMPLETIONS - Current Month	1,014	22	46	0	290	180	354	0	131	226	775	2,037
- Year-To-Date 1990	13,175	250	528	568	10,167	380	2,254	434	2,008	1,910	14,429	29,764
- Year-To-Date 1989	19,100	254	1,381	1,263	13,122	18	3,075	233	2,303	2,895	18,500	40,749
Completed & Not Absorbed - 1990	1,150	51	86	78	1,047	154	365	0	0	318	1,412	2,931
- 1989	549	15	306	198	710	0	1,006	0	0	504	1,716	2,784
Total Supply - 1990	11,919	309	887	920	15,357	354	3,459	316	3,646	2,477	22,462	37,167
- 1989	15,593	303	728	973	21,280	7	3,417	757	3,638	2,465	28,335	46,696
Absorptions - Current Month	943	13	52	18	269	54	200	0	131	124	600	1,680
- 3 Month Average	1,105	27	70	28	799	39	211	0	69	137	1,079	2,348
- 12 Month Average	1,220	17	81	82	1,018	10	260	69	174	242	1,452	2,931
TORONTO CMA												
Pending Starts	3,109	85	122	67	1,985	15	451	76	561	280	2,997	6,471
STARTS - Current Month	502	8	71	111	225	0	10	112	136	294	371	1,175
- Year-To-Date 1990	6,616	170	753	452	5,676	305	1,551	257	1,877	1,767	9,104	17,657
- Year-To-Date 1989	15,688	166	908	681	11,136	55	1,438	510	1,781	2,154	14,355	32,363
Under Construction - 1990	6,257	100	544	599	11,689	43	2,408	310	2,967	1,496	17,064	24,917
- 1989	10,847	126	383	440	16,728	0	2,096	543	2,510	1,366	21,334	33,673
COMPLETIONS - Current Month	844	6	29	0	290	143	354	0	131	172	775	1,797
- Year-To-Date 1990	10,660	206	422	390	10,057	238	2,185	364	1,797	1,414	14,039	26,319
- Year-To-Date 1989	16,487	200	1,230	929	12,587	18	2,672	233	2,303	2,410	17,562	36,659
Completed & Not Absorbed - 1990	1,110	41	74	42	1,039	128	342	0	0	244	1,381	2,776
- 1989	486	6	305	102	694	0	979	0	0	407	1,673	2,572
Total Supply - 1990	10,476	226	740	708	14,713	186	3,201	386	3,528	2,020	21,442	34,164
- 1989	12,790	164	727	604	20,881	7	3,400	630	3,427	1,968	27,708	42,630
Absorptions - Current Month	767	2	42	16	269	15	197	0	131	73	597	1,439
- 3 Month Average	919	25	58	21	799	32	207	0	69	111	1,075	2,130
- 12 Month Average	987	16	73	55	989	8	253	58	156	194	1,398	2,595

	OWNERSHIP					RENTAL				Total Row	Total Apt.	
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	414	57	3	16	1,370	15	320	0	336	34	2,026	2
STARTS - Current Month	30	4	0	0	0	0	6	0	16	0	22	
- Year-To-Date 1990	1,017	58	7	23	3,891	6	1,096	26	748	62	5,735	6
- Year-To-Date 1989	1,970	102	169	162	6,115	0	437	178	1,388	509	7,940	10
Under Construction - 1990	950	44	31	68	8,035	6	1,289	18	1,446	123	10,770	11
- 1989	1,497	56	66	78	9,695	0	734	160	1,800	304	12,229	14
COMPLETIONS - Current Month	141	2	0	0	254	0	12	0	68	0	334	
- Year-To-Date 1990	1,536	66	39	45	5,088	0	1,526	48	1,134	132	7,748	9
- Year-To-Date 1989	1,926	98	139	142	8,011	0	1,002	37	1,822	318	10,835	13
Completed & Not Absorbed - 1990	149	20	31	13	287	0	116	0	0	44	403	
- 1989	45	2	46	30	380	0	150	0	0	76	530	
Total Supply - 1990	1,513	121	65	97	9,692	21	1,725	18	1,782	201	13,199	15
- 1989	1,752	86	117	114	13,218	7	1,209	186	2,409	424	16,836	19
Absorptions - Current Month	106	2	17	0	263	0	5	0	68	17	336	
- 3 Month Average	109	2	2	7	323	0	47	0	25	9	395	
- 12 Month Average	132	5	4	6	493	0	153	14	106	24	752	
TORONTO CITY												
Pending Starts	43	44	3	0	975	3	170	0	132	6	1,277	1
STARTS - Current Month	0	0	0	0	0	0	2	0	16	0	18	
- Year-To-Date 1990	83	14	7	0	664	6	164	18	199	31	1,027	1
- Year-To-Date 1989	101	40	146	0	1,753	0	252	40	462	186	2,467	3
Under Construction - 1990	81	14	31	6	2,531	6	355	18	445	61	3,331	4
- 1989	78	28	54	0	3,532	0	251	40	610	94	4,393	4
COMPLETIONS - Current Month	12	0	0	0	0	0	12	0	0	0	12	
- Year-To-Date 1990	94	22	27	0	1,590	0	267	40	460	67	2,317	2
- Year-To-Date 1989	97	46	114	0	2,432	0	472	0	908	114	3,812	4
Completed & Not Absorbed - 1990	15	3	28	0	111	0	76	0	0	28	187	
- 1989	0	1	40	0	0	0	150	0	0	40	150	
Total Supply - 1990	139	61	62	6	3,617	9	601	18	577	95	4,795	9
- 1989	136	38	99	6	4,571	0	553	58	1,116	163	6,240	6
Absorptions - Current Month	6	0	17	0	0	0	2	0	0	17	2	
- 3 Month Average	3	0	2	0	17	0	18	0	25	2	60	
- 12 Month Average	7	2	2	0	147	0	51	3	51	5	249	
EAST YORK												
Pending Starts	12	2	0	0	0	0	4	0	0	0	4	
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	43	0	0	0	44	0	0	0	0	0	44	
- Year-To-Date 1989	42	0	0	0	426	0	169	0	0	0	595	
Under Construction - 1990	25	0	0	0	433	0	0	0	0	0	433	
- 1989	35	0	0	0	426	0	169	0	0	0	595	
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	52	0	0	0	206	0	0	0	0	0	206	
- Year-To-Date 1989	30	2	0	0	35	0	0	0	0	0	35	
Completed & Not Absorbed - 1990	9	0	0	0	51	0	0	0	0	0	51	
- 1989	1	0	0	0	0	0	0	0	0	0	0	
Total Supply - 1990	46	2	0	0	484	0	4	0	0	0	488	
- 1989	39	1	0	0	426	0	169	0	0	0	595	
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	
- 12 Month Average	4	0	0	0	13	0	0	0	0	0	13	

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	156	0	0	0	45	0	0	0	0	0	45	201
STARTS - Current Month	9	2	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	390	12	0	0	1,017	0	778	0	119	0	1,914	2,316
- Year-To-Date 1989	127	12	0	33	695	0	15	18	0	51	710	900
Under Construction - 1990	278	10	0	39	1,419	0	780	0	119	39	2,318	2,645
- 1989	107	4	0	33	1,151	0	14	0	110	33	1,275	1,419
COMPLETIONS - Current Month	58	0	0	0	254	0	0	0	0	0	254	312
- Year-To-Date 1990	216	6	0	0	254	0	465	0	110	0	829	1,051
- Year-To-Date 1989	246	12	0	0	1,097	0	401	37	153	37	1,651	1,946
Completed & Not Absorbed - 1990	14	3	0	0	11	0	4	0	0	0	15	32
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	448	13	0	39	1,475	0	784	0	119	39	2,378	2,878
- 1989	119	6	0	33	1,151	0	14	0	110	33	1,275	1,433
Absorptions - Current Month	52	0	0	0	243	0	0	0	0	0	243	295
- 3 Month Average	23	0	0	0	0	0	4	0	0	0	4	27
- 12 Month Average	14	0	0	0	0	0	39	0	9	0	48	62
NORTH YORK												
Pending Starts	128	0	0	0	0	0	0	0	0	0	0	128
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	297	4	0	23	709	0	0	0	202	23	911	1,235
- Year-To-Date 1989	619	0	23	11	293	0	0	0	232	34	525	1,178
Under Construction - 1990	320	4	0	23	681	0	0	0	202	23	883	1,230
- 1989	505	0	12	11	667	0	0	0	322	23	989	1,517
COMPLETIONS - Current Month	41	0	0	0	0	0	0	0	68	0	68	109
- Year-To-Date 1990	501	0	12	11	667	0	0	0	322	23	989	1,513
- Year-To-Date 1989	497	0	11	0	2,875	0	0	0	123	11	2,998	3,506
Completed & Not Absorbed - 1990	85	0	3	0	58	0	0	0	0	3	58	146
- 1989	12	0	6	0	369	0	0	0	0	6	369	387
Total Supply - 1990	533	4	3	23	739	0	0	0	202	26	941	1,504
- 1989	562	0	18	11	1,036	0	0	0	322	29	1,358	1,949
Absorptions - Current Month	24	0	0	0	2	0	0	0	68	0	70	94
- 3 Month Average	24	0	0	0	9	0	0	0	0	0	9	33
- 12 Month Average	41	0	2	1	111	0	0	0	21	3	132	176
SCARBOROUGH												
Pending Starts	60	2	0	16	350	12	142	0	79	28	571	661
STARTS - Current Month	14	0	0	0	0	0	4	0	0	0	4	18
- Year-To-Date 1990	174	4	0	0	1,457	0	154	0	228	0	1,839	2,017
- Year-To-Date 1989	989	8	0	118	2,479	0	0	120	160	238	2,639	3,874
Under Construction - 1990	227	0	0	0	2,913	0	154	0	340	0	3,407	3,634
- 1989	734	8	0	34	3,450	0	300	120	224	154	3,974	4,870
COMPLETIONS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	627	12	0	34	1,963	0	794	0	48	34	2,805	3,478
- Year-To-Date 1989	982	4	14	142	1,445	0	126	0	428	156	1,999	3,141
Completed & Not Absorbed - 1990	20	3	0	13	56	0	36	0	0	13	92	128
- 1989	32	0	0	30	11	0	0	0	0	30	11	73
Total Supply - 1990	307	5	0	29	3,319	12	332	0	419	41	4,070	4,423
- 1989	838	12	0	64	5,565	7	472	120	327	191	6,364	7,405
Absorptions - Current Month	22	0	0	0	18	0	3	0	0	0	21	43
- 3 Month Average	55	1	0	7	297	0	25	0	0	7	322	385
- 12 Month Average	62	1	0	5	188	0	63	10	9	15	260	338

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	15	9	0	0	0	0	4	0	125	0	129	153
STARTS - Current Month	0	2	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	30	24	0	0	0	0	0	8	0	8	0	62
- Year-To-Date 1989	92	42	0	0	469	0	1	0	534	0	1,004	1,138
Under Construction - 1990	19	16	0	0	58	0	0	0	340	0	398	433
- 1989	38	16	0	0	469	0	0	0	534	0	1,003	1,057
COMPLETIONS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	46	26	0	0	408	0	0	8	194	8	602	682
- Year-To-Date 1989	74	34	0	0	127	0	3	0	210	0	340	448
Completed & Not Absorbed - 1990	6	11	0	0	0	0	0	0	0	0	0	17
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	40	36	0	0	58	0	4	0	465	0	527	603
- 1989	58	29	0	0	469	0	1	8	534	8	1,004	1,099
Absorptions - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	3	1	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	4	2	0	0	34	0	0	1	16	1	50	57
YORK REGION												
Pending Starts	1,180	0	74	0	483	0	131	0	150	74	764	2,018
STARTS - Current Month	155	0	0	0	225	0	4	0	120	0	349	504
- Year-To-Date 1990	2,387	0	227	51	902	60	218	79	244	417	1,364	4,168
- Year-To-Date 1989	5,898	6	92	38	1,178	0	147	209	35	339	1,360	7,603
Under Construction - 1990	2,172	2	227	59	1,777	37	218	84	586	407	2,581	5,162
- 1989	3,756	12	68	63	1,821	0	144	232	35	363	2,000	6,131
COMPLETIONS - Current Month	307	0	0	0	36	23	0	0	0	23	36	366
- Year-To-Date 1990	3,927	12	28	84	1,520	23	0	133	35	268	1,555	5,762
- Year-To-Date 1989	6,402	36	68	226	1,394	3	0	57	156	354	1,550	8,342
Completed & Not Absorbed - 1990	416	6	0	19	297	8	0	0	0	27	297	746
- 1989	285	0	12	0	28	0	0	0	0	12	28	325
Total Supply - 1990	3,768	8	301	78	2,557	45	349	84	736	508	3,642	7,926
- 1989	4,585	12	80	119	1,850	0	144	232	35	431	2,029	7,057
Absorptions - Current Month	314	0	0	1	1	15	0	0	0	16	1	331
- 3 Month Average	377	0	0	8	87	0	0	0	0	8	87	472
- 12 Month Average	368	1	5	6	124	0	0	18	3	29	127	525
AURORA												
Pending Starts	126	0	0	0	0	0	0	0	0	0	0	126
STARTS - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1990	167	0	6	0	50	0	0	0	0	6	50	223
- Year-To-Date 1989	437	0	0	0	21	0	3	0	0	0	24	461
Under Construction - 1990	161	0	6	0	50	0	0	0	0	6	50	217
- 1989	260	0	0	0	21	0	0	7	0	7	21	288
COMPLETIONS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	260	0	0	0	21	0	0	0	0	0	21	281
- Year-To-Date 1989	302	0	0	98	154	3	0	16	0	117	154	573
Completed & Not Absorbed - 1990	46	0	0	0	4	0	0	0	0	0	4	50
- 1989	27	0	0	0	0	0	0	0	0	0	0	27
Total Supply - 1990	333	0	6	0	54	0	0	0	0	6	54	393
- 1989	292	0	0	0	21	0	0	7	0	7	21	320
Absorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	22	0	0	0	1	0	0	1	0	1	1	24

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1989	108	0	0	0	0	0	0	0	0	0	0	108
Under Construction - 1990	18	0	0	0	0	0	0	0	0	0	0	18
- 1989	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	68	0	0	0	0	0	0	0	0	0	0	68
- Year-To-Date 1989	155	0	0	0	0	0	0	0	0	0	0	155
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	20	0	0	0	0	0	0	0	0	0	0	20
- 1989	65	0	0	0	0	0	0	0	0	0	0	65
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
GEORGINA TOWNSHIP												
Pending Starts	18	0	0	0	0	0	0	0	0	0	0	18
STARTS - Current Month	16	0	0	0	0	0	4	0	120	0	124	140
- Year-To-Date 1990	226	0	5	0	36	0	4	0	120	5	160	391
- Year-To-Date 1989	725	6	36	16	0	0	0	64	35	116	35	882
Under Construction - 1990	121	0	5	0	0	0	4	0	120	5	124	250
- 1989	471	12	12	16	0	0	0	64	35	92	35	610
COMPLETIONS - Current Month	42	0	0	0	36	0	0	0	0	0	36	78
- Year-To-Date 1990	614	12	6	16	86	0	0	28	35	50	121	797
- Year-To-Date 1989	558	36	24	48	0	0	0	41	60	113	60	767
Completed & Not Absorbed - 1990	22	6	0	1	36	0	0	0	0	1	36	65
- 1989	9	0	6	0	0	0	0	0	0	6	0	15
Total Supply - 1990	161	6	5	1	36	0	4	0	120	6	160	333
- 1989	695	12	18	16	0	0	0	64	35	98	35	840
Absorptions - Current Month	34	0	0	0	0	0	0	0	0	0	0	34
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	62	1	2	1	4	0	0	5	3	8	7	78
KING												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1989	181	0	0	0	0	0	0	0	0	0	0	181
Under Construction - 1990	40	0	0	0	0	0	0	0	0	0	0	40
- 1989	93	0	0	0	0	0	0	0	0	0	0	93
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	81	0	0	0	0	0	0	0	0	0	0	81
- Year-To-Date 1989	218	0	0	0	0	0	0	0	0	0	0	218
Completed & Not Absorbed - 1990	5	0	0	0	0	0	0	0	0	0	0	5
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	58	0	0	0	0	0	0	0	0	0	0	58
- 1989	109	0	0	0	0	0	0	0	0	0	0	109
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	164	0	0	0	0	0	0	0	150	0	150	314
STARTS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	426	0	0	0	341	0	0	0	0	0	341	767
- Year-To-Date 1989	994	0	0	0	546	0	0	0	0	0	546	1,540
Under Construction - 1990	529	0	0	0	840	0	0	0	0	0	840	1,369
- 1989	616	0	0	0	546	0	0	0	0	0	546	1,162
COMPLETIONS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1990	503	0	0	0	384	0	0	0	0	0	384	887
- Year-To-Date 1989	1,625	0	0	0	0	0	0	0	96	0	96	1,721
Completed & Not Absorbed - 1990	22	0	0	0	10	0	0	0	0	0	10	32
- 1989	49	0	0	0	0	0	0	0	0	0	0	49
Total Supply - 1990	715	0	0	0	850	0	0	0	150	0	1,000	1,715
- 1989	787	0	0	0	547	0	0	0	0	0	547	1,334
Absorptions - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	59	0	0	0	0	0	0	0	0	0	0	59
- 12 Month Average	58	0	0	0	31	0	0	0	0	0	31	89
NEWMARKET												
Pending Starts	272	0	0	0	0	0	131	0	0	0	131	403
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	509	0	60	25	48	60	0	0	0	145	48	702
- Year-To-Date 1989	773	0	0	0	0	0	86	40	0	40	86	899
Under Construction - 1990	191	0	60	33	48	37	0	0	0	130	48	369
- 1989	570	0	0	0	0	0	86	40	0	40	86	696
COMPLETIONS - Current Month	67	0	0	0	0	23	0	0	0	23	0	90
- Year-To-Date 1990	908	0	0	0	0	23	0	0	0	23	0	931
- Year-To-Date 1989	410	0	0	0	126	0	0	0	0	0	126	536
Completed & Not Absorbed - 1990	68	0	0	0	0	8	0	0	0	8	0	76
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	531	0	60	33	48	45	131	0	0	138	179	848
- 1989	673	0	0	56	0	0	86	40	0	96	86	855
Absorptions - Current Month	65	0	0	0	0	15	0	0	0	15	0	80
- 3 Month Average	123	0	0	0	0	0	0	0	0	0	0	123
- 12 Month Average	71	0	0	0	0	0	0	3	0	3	0	74
RICHMOND HILL												
Pending Starts	303	0	32	0	0	0	0	0	0	32	0	335
STARTS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1990	540	0	64	13	0	0	214	79	124	156	338	1,034
- Year-To-Date 1989	1,285	0	56	22	409	0	58	105	0	183	467	1,935
Under Construction - 1990	584	2	64	13	0	0	214	84	466	161	680	1,427
- 1989	649	0	56	19	856	0	58	121	0	196	914	1,759
COMPLETIONS - Current Month	41	0	0	0	0	0	0	0	0	0	0	41
- Year-To-Date 1990	548	0	22	40	631	0	0	105	0	167	631	1,346
- Year-To-Date 1989	1,597	0	21	80	1,032	0	0	0	0	101	1,032	2,730
Completed & Not Absorbed - 1990	111	0	0	18	103	0	0	0	0	18	103	232
- 1989	114	0	0	0	0	0	0	0	0	0	0	114
Total Supply - 1990	998	2	96	31	103	0	214	84	466	211	783	1,994
- 1989	816	0	56	19	856	0	58	121	0	196	914	1,926
Absorptions - Current Month	50	0	0	1	1	0	0	0	0	1	1	52
- 3 Month Average	50	0	0	7	1	0	0	0	0	7	1	58
- 12 Month Average	59	0	2	3	60	0	0	9	0	14	60	133

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	277	0	42	0	483	0	0	0	0	42	483	802
STARTS - Current Month	47	0	0	0	225	0	0	0	0	0	225	272
- Year-To-Date 1990	392	0	92	13	427	0	0	0	0	105	427	924
- Year-To-Date 1989	1,219	0	0	0	202	0	0	0	0	0	202	1,421
Under Construction - 1990	482	0	92	13	839	0	0	0	0	105	839	1,426
- 1989	944	0	0	28	398	0	0	0	0	28	398	1,370
COMPLETIONS - Current Month	98	0	0	0	0	0	0	0	0	0	0	98
- Year-To-Date 1990	841	0	0	28	398	0	0	0	0	28	398	1,267
- Year-To-Date 1989	1,424	0	0	0	82	0	0	0	0	0	82	1,506
Completed & Not Absorbed - 1990	141	0	0	0	144	0	0	0	0	0	144	285
- 1989	82	0	0	0	28	0	0	0	0	0	28	110
Total Supply - 1990	900	0	134	13	1,466	0	0	0	0	147	1,466	2,513
- 1989	1,049	0	0	28	426	0	0	0	0	28	426	1,503
Absorptions - Current Month	109	0	0	0	0	0	0	0	0	0	0	109
- 3 Month Average	71	0	0	1	86	0	0	0	0	1	86	158
- 12 Month Average	69	0	0	2	28	0	0	0	0	2	28	99
WHITCHURCH-STOUFFVILLE												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1989	176	0	0	0	0	0	0	0	0	0	0	176
Under Construction - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	94	0	0	0	0	0	0	0	0	0	0	94
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	104	0	0	0	0	0	0	0	0	0	0	104
- Year-To-Date 1989	113	0	23	0	0	0	0	0	0	23	0	136
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	2	0	6	0	0	0	0	0	0	6	0	8
Total Supply - 1990	52	0	0	0	0	0	0	0	0	0	0	52
- 1989	99	0	6	0	0	0	0	0	0	6	0	105
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	10	0	1	0	0	0	0	0	0	1	0	11
PEEL REGION												
Pending Starts	1,265	0	16	0	0	0	0	0	0	16	0	1,281
STARTS - Current Month	156	4	16	111	0	0	0	0	0	127	0	287
- Year-To-Date 1990	1,849	58	341	237	200	0	229	40	885	618	1,314	3,839
- Year-To-Date 1989	4,260	40	333	239	3,489	0	782	0	294	572	4,565	9,437
Under Construction - 1990	1,964	50	186	245	1,141	0	901	72	885	503	2,927	5,444
- 1989	2,996	40	102	86	4,207	0	1,124	0	611	188	5,942	9,166
COMPLETIONS - Current Month	210	4	29	0	0	0	342	0	63	29	405	648
- Year-To-Date 1990	2,609	48	204	64	2,865	0	342	60	614	328	3,821	6,806
- Year-To-Date 1989	4,820	14	639	400	2,595	15	1,419	0	325	1,054	4,339	10,227
Completed & Not Absorbed - 1990	278	9	12	4	351	0	158	0	0	16	509	812
- 1989	134	0	189	65	264	0	829	0	0	254	1,093	1,481
Total Supply - 1990	3,507	59	214	249	1,492	0	1,059	72	885	535	3,436	7,537
- 1989	3,664	40	291	151	4,471	0	1,953	61	919	503	7,343	11,550
Absorptions - Current Month	212	0	25	14	3	0	190	0	63	39	256	507
- 3 Month Average	237	5	40	2	339	0	109	0	44	42	492	776
- 12 Month Average	259	3	46	18	319	0	78	8	46	72	443	777

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	522	0	16	0	0	0	0	0	0	16	0	538
STARTS - Current Month	52	2	0	38	0	0	0	0	0	38	0	92
- Year-To-Date 1990	676	2	167	92	0	0	229	0	350	259	579	1,516
- Year-To-Date 1989	1,563	0	175	0	292	0	0	0	101	175	393	2,131
Under Construction - 1990	625	2	108	92	0	0	229	0	350	200	579	1,406
- 1989	1,035	0	5	0	528	0	0	0	0	5	528	1,568
COMPLETIONS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1990	872	0	71	0	382	0	0	60	0	131	382	1,385
- Year-To-Date 1989	1,897	12	434	0	680	0	114	0	204	434	998	3,341
Completed & Not Absorbed - 1990	113	0	4	0	83	0	0	0	0	4	83	200
- 1989	20	0	144	0	0	0	84	0	0	144	84	248
Total Supply - 1990	1,260	2	128	92	83	0	229	0	350	220	662	2,144
- 1989	1,362	0	149	0	528	0	84	61	100	210	712	2,284
Absorptions - Current Month	40	0	0	0	3	0	0	0	0	0	3	43
- 3 Month Average	54	0	7	0	0	0	0	0	0	7	0	61
- 12 Month Average	98	0	23	0	51	0	7	8	0	31	58	187
CALEDON												
Pending Starts	54	0	0	0	0	0	0	0	0	0	0	54
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	147	0	0	0	0	0	0	0	0	0	0	147
- Year-To-Date 1989	221	0	0	0	0	0	0	0	0	0	0	221
Under Construction - 1990	151	0	0	0	0	0	0	0	0	0	0	151
- 1989	185	0	0	0	0	0	0	0	0	0	0	185
COMPLETIONS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	153	0	0	0	0	0	0	0	0	0	0	153
- Year-To-Date 1989	238	0	0	0	0	0	0	0	0	0	0	238
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	205	0	0	0	0	0	0	0	0	0	0	205
- 1989	200	0	0	0	0	0	0	0	0	0	0	200
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
MISSISSAUGA												
Pending Starts	689	0	0	0	0	0	0	0	0	0	0	689
STARTS - Current Month	95	2	16	73	0	0	0	0	0	89	0	186
- Year-To-Date 1990	1,026	56	174	145	200	0	0	40	535	359	735	2,176
- Year-To-Date 1989	2,476	40	158	239	3,197	0	782	0	193	397	4,172	7,085
Under Construction - 1990	1,188	48	78	153	1,141	0	672	72	535	303	2,348	3,887
- 1989	1,776	40	97	86	3,679	0	1,124	0	611	183	5,414	7,413
COMPLETIONS - Current Month	166	4	29	0	0	0	342	0	63	29	405	604
- Year-To-Date 1990	1,584	48	133	64	2,483	0	342	0	614	197	3,439	5,268
- Year-To-Date 1989	2,685	2	205	400	1,915	15	1,305	0	121	620	3,341	6,648
Completed & Not Absorbed - 1990	165	9	8	4	268	0	158	0	0	12	426	612
- 1989	114	0	45	65	264	0	745	0	0	110	1,009	1,233
Total Supply - 1990	2,042	57	86	157	1,409	0	830	72	535	315	2,774	5,188
- 1989	2,102	40	142	151	3,943	0	1,869	0	819	293	6,631	9,066
Absorptions - Current Month	161	0	25	14	0	0	190	0	63	39	253	453
- 3 Month Average	169	5	33	2	339	0	109	0	44	35	492	701
- 12 Month Average	145	3	23	18	268	0	71	0	46	41	385	574

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	212	2	21	117	132	0	0	0	0	138	132	484
STARTS - Current Month	16	0	55	16	0	0	3	0	0	71	3	90
- Year-To-Date 1990	520	8	93	298	500	215	3	0	0	606	503	1,637
- Year-To-Date 1989	2,168	10	324	422	253	0	66	12	64	758	383	3,319
Under Construction - 1990	519	4	70	305	547	0	3	0	50	375	600	1,498
- 1989	1,492	16	143	272	430	0	60	69	64	484	554	2,546
COMPLETIONS - Current Month	37	0	0	0	0	120	0	0	0	120	0	157
- Year-To-Date 1990	1,395	22	99	328	225	272	60	12	14	711	299	2,427
- Year-To-Date 1989	1,756	6	364	325	876	0	14	0	0	689	890	3,341
Completed & Not Absorbed - 1990	221	3	34	41	50	120	5	0	0	195	55	474
- 1989	68	3	52	101	38	0	0	0	0	153	38	262
Total Supply - 1990	952	9	125	463	729	120	8	0	50	708	787	2,456
- 1989	1,641	19	229	373	600	0	60	69	64	671	724	3,055
Absorptions - Current Month	41	0	2	3	1	0	0	0	0	5	1	47
- 3 Month Average	75	1	5	10	0	32	0	0	0	47	0	123
- 12 Month Average	124	1	13	40	48	8	4	6	1	67	53	245
BURLINGTON												
Pending Starts	33	2	0	66	0	0	0	0	0	66	0	101
STARTS - Current Month	9	0	0	16	0	0	3	0	0	16	3	28
- Year-To-Date 1990	269	6	21	200	0	0	3	0	0	221	3	499
- Year-To-Date 1989	515	8	10	288	169	0	0	0	0	298	169	990
Under Construction - 1990	67	4	7	153	62	0	3	0	0	160	65	296
- 1989	258	14	0	134	169	0	0	57	0	191	169	632
COMPLETIONS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	444	14	21	174	107	57	0	0	0	252	107	817
- Year-To-Date 1989	582	0	60	257	523	0	0	0	0	317	523	1,422
Completed & Not Absorbed - 1990	38	0	3	35	8	0	0	0	0	38	8	84
- 1989	56	1	0	96	16	0	0	0	0	96	16	169
Total Supply - 1990	138	6	10	254	70	0	3	0	0	264	73	481
- 1989	323	15	0	230	185	0	0	57	0	287	185	810
Absorptions - Current Month	15	0	2	2	0	0	0	0	0	4	0	19
- 3 Month Average	23	1	4	6	0	0	0	0	0	10	0	34
- 12 Month Average	40	1	2	20	29	0	0	5	0	27	29	97
HALTON HILLS												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	29	0	0	33	0	0	0	0	0	33	0	62
- Year-To-Date 1989	485	2	0	0	84	0	40	0	0	0	124	611
Under Construction - 1990	20	0	0	33	0	0	0	0	0	33	0	53
- 1989	360	2	0	0	242	0	40	0	0	0	282	644
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	365	2	0	0	84	0	40	0	0	0	124	491
- Year-To-Date 1989	178	0	0	0	0	0	0	0	0	0	0	178
Completed & Not Absorbed - 1990	146	0	0	0	10	0	0	0	0	0	10	156
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	170	0	0	33	10	0	0	0	0	33	10	213
- 1989	362	2	0	0	242	0	40	0	0	0	282	646
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	21	0	0	6	8	0	3	0	0	6	11	38

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	32	0	0	0	154	0	0	0	0	0	154	186
- Year-To-Date 1989	70	0	0	0	0	0	0	12	14	12	14	96
Under Construction - 1990	30	0	0	0	154	0	0	0	0	0	154	184
- 1989	48	0	0	0	0	0	0	12	14	12	14	74
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	44	0	0	0	0	0	0	12	14	12	14	70
- Year-To-Date 1989	91	0	0	0	0	0	8	0	0	0	8	99
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	34	0	0	0	154	0	0	0	0	0	154	188
- 1989	49	0	0	0	0	0	0	12	14	12	14	75
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	5	0	0	0	0	0	0	1	1	1	1	7
OAKVILLE												
Pending Starts	171	0	21	51	132	0	0	0	0	72	132	375
STARTS - Current Month	7	0	55	0	0	0	0	0	0	55	0	62
- Year-To-Date 1990	190	2	72	65	346	215	0	0	0	352	346	890
- Year-To-Date 1989	1,098	0	314	134	0	0	26	0	50	448	76	1,622
Under Construction - 1990	402	0	63	119	331	0	0	0	50	182	381	965
- 1989	826	0	143	138	19	0	20	0	50	281	89	1,196
COMPLETIONS - Current Month	22	0	0	0	0	120	0	0	0	120	0	142
- Year-To-Date 1990	542	6	78	154	34	215	20	0	0	447	54	1,049
- Year-To-Date 1989	905	6	304	68	353	0	6	0	0	372	359	1,642
Completed & Not Absorbed - 1990	37	3	31	6	32	120	5	0	0	157	37	234
- 1989	12	2	52	5	22	0	0	0	0	57	22	93
Total Supply - 1990	610	3	115	176	495	120	5	0	50	411	550	1,574
- 1989	907	2	229	143	173	0	20	0	50	372	243	1,524
Absorptions - Current Month	22	0	0	1	1	0	0	0	0	1	1	24
- 3 Month Average	31	0	1	4	0	32	0	0	0	37	0	68
- 12 Month Average	58	0	11	14	11	8	1	0	0	33	12	103
REST OF TORONTO CMA												
Pending Starts	71	28	8	0	0	0	0	76	75	84	75	258
STARTS - Current Month	154	0	0	0	0	0	0	112	0	112	0	266
- Year-To-Date 1990	1,112	52	106	43	183	24	8	112	0	285	191	1,640
- Year-To-Date 1989	1,907	16	0	108	270	55	6	111	0	274	276	2,473
Under Construction - 1990	719	4	37	75	251	0	0	136	0	248	251	1,222
- 1989	1,364	16	4	75	744	0	34	139	0	218	778	2,376
COMPLETIONS - Current Month	160	0	0	0	0	0	0	0	0	0	0	160
- Year-To-Date 1990	1,637	72	73	43	466	0	257	111	0	227	723	2,659
- Year-To-Date 1989	2,165	46	80	93	234	0	237	139	0	312	471	2,994
Completed & Not Absorbed - 1990	84	3	0	0	62	0	63	0	0	0	125	212
- 1989	10	2	6	2	0	0	0	0	0	8	0	20
Total Supply - 1990	874	35	45	75	313	0	63	212	75	332	451	1,692
- 1989	1,471	22	10	77	927	0	34	139	0	226	961	2,680
Absorptions - Current Month	109	0	0	0	1	0	2	0	0	0	3	112
- 3 Month Average	144	18	15	0	50	0	51	0	0	15	101	278
- 12 Month Average	144	7	7	5	34	0	18	17	0	29	52	232

NOVEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	4	28	0	0	0	0	0	30	30	30	30	92
STARTS - Current Month	0	0	0	0	0	0	0	16	0	16	0	16
- Year-To-Date 1990	24	28	0	0	0	24	0	16	0	40	0	92
- Year-To-Date 1989	189	4	0	0	0	0	0	0	0	0	0	193
Under Construction - 1990	16	2	0	0	0	0	0	40	0	40	0	58
- 1989	69	0	0	8	0	0	28	0	0	8	28	105
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	33	26	0	8	0	0	28	0	0	8	28	95
- Year-To-Date 1989	291	4	0	40	0	0	0	0	0	40	0	335
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	21	30	0	0	0	0	0	70	30	70	30	151
- 1989	70	0	0	8	0	0	28	0	0	8	28	106
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	8	7	0	0	0	0	0	0	0	0	0	15
- 12 Month Average	6	3	0	1	0	0	2	0	0	1	2	12
ORANGEVILLE												
Pending Starts	2	28	0	0	0	0	0	30	30	30	30	90
STARTS - Current Month	0	0	0	0	0	0	0	16	0	16	0	16
- Year-To-Date 1990	4	28	0	0	0	24	0	16	0	40	0	72
- Year-To-Date 1989	176	4	0	0	0	0	0	0	0	0	0	180
Under Construction - 1990	5	2	0	0	0	0	0	40	0	40	0	47
- 1989	66	0	0	8	0	0	28	0	0	8	28	102
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	21	26	0	8	0	0	28	0	0	8	28	83
- Year-To-Date 1989	278	4	0	40	0	0	0	0	0	40	0	322
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	8	30	0	0	0	0	0	70	30	70	30	138
- 1989	67	0	0	8	0	0	28	0	0	8	28	103
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	7	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	5	3	0	1	0	0	2	0	0	1	2	11
MONO TOWNSHIP												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Under Construction - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	13	0	0	0	0	0	0	0	0	0	0	13
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	435	53	8	0	147	0	7	46	155	54	309	851
STARTS - Current Month	227	32	7	0	0	0	80	96	0	103	80	442
- Year-To-Date 1990	2,190	104	275	0	341	227	277	96	38	598	656	3,548
- Year-To-Date 1989	4,270	44	0	249	484	55	53	121	191	425	728	5,467
Under Construction - 1990	1,658	46	165	32	678	142	225	96	38	435	941	3,080
- 1989	3,269	52	4	214	958	0	22	209	211	427	1,191	4,939
COMPLETIONS - Current Month	319	16	17	0	0	37	0	0	0	54	0	389
- Year-To-Date 1990	3,708	102	158	47	469	85	326	181	211	471	1,006	5,287
- Year-To-Date 1989	4,196	100	171	170	246	0	640	139	0	480	886	5,662
Completed & Not Absorbed - 1990	86	13	9	1	62	26	86	0	0	36	148	283
- 1989	17	10	7	2	0	0	27	0	0	9	27	63
Total Supply - 1990	2,179	112	182	33	887	168	318	142	193	525	1,398	4,214
- 1989	3,951	146	11	216	1,141	0	51	209	211	436	1,403	5,936
Absorptions - Current Month	270	11	8	0	1	39	5	0	0	47	6	334
- 3 Month Average	307	19	23	1	50	7	55	0	0	31	105	462
- 12 Month Average	337	7	13	12	34	2	25	23	18	50	77	471
OSHAWA CMA												
Pending Starts	359	53	0	0	147	0	7	0	110	0	264	676
STARTS - Current Month	70	32	7	0	0	0	80	0	0	7	80	189
- Year-To-Date 1990	1,137	82	169	0	158	227	275	0	38	396	471	2,086
- Year-To-Date 1989	2,612	32	0	141	214	0	53	10	191	151	458	3,253
Under Construction - 1990	918	46	128	0	427	142	223	0	38	270	688	1,922
- 1989	1,934	36	0	147	214	0	22	70	211	217	447	2,634
COMPLETIONS - Current Month	143	16	17	0	0	37	0	0	0	54	0	213
- Year-To-Date 1990	2,127	56	85	12	3	85	111	70	211	252	325	2,760
- Year-To-Date 1989	2,341	60	91	81	12	0	403	0	0	172	415	2,988
Completed & Not Absorbed - 1990	15	10	9	1	0	26	23	0	0	36	23	84
- 1989	16	8	1	0	0	0	27	0	0	1	27	52
Total Supply - 1990	1,292	109	137	1	574	168	253	0	148	306	975	2,682
- 1989	2,501	124	1	147	214	0	49	70	211	218	474	3,317
Absorptions - Current Month	144	11	8	0	0	39	5	0	0	47	5	207
- 3 Month Average	164	8	8	1	0	7	4	0	0	16	4	192
- 12 Month Average	203	3	6	8	0	2	10	6	18	22	28	256
AJAX												
Pending Starts	17	0	0	0	0	0	0	0	0	0	0	17
STARTS - Current Month	146	0	0	0	0	0	0	0	0	0	0	146
- Year-To-Date 1990	722	20	69	0	183	0	0	0	0	69	183	994
- Year-To-Date 1989	824	6	0	49	270	55	0	0	0	104	270	1,204
Under Construction - 1990	458	0	0	32	251	0	0	0	0	32	251	741
- 1989	700	12	4	49	270	0	0	28	0	81	270	1,063
COMPLETIONS - Current Month	123	0	0	0	0	0	0	0	0	0	0	123
- Year-To-Date 1990	928	36	73	17	208	0	0	0	0	90	208	1,262
- Year-To-Date 1989	442	36	0	0	0	0	156	66	0	66	156	700
Completed & Not Absorbed - 1990	48	2	0	0	57	0	0	0	0	0	57	107
- 1989	0	2	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	523	2	0	32	308	0	0	0	0	32	308	865
- 1989	738	14	4	49	453	0	0	28	0	81	453	1,286
Absorptions - Current Month	81	0	0	0	1	0	0	0	0	0	1	82
- 3 Month Average	103	10	15	0	50	0	0	0	0	15	50	178
- 12 Month Average	72	3	6	1	13	0	2	8	0	15	15	105

NOVEMBER 1990-----

OWNERSHIP						RENTAL				Total Row	Total Apt.	GRAND TOTAL
Single	Freehold Semi	Row	Condominium			Private Row	Apt.	Assisted Row	Apt.			

BROCK

Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1989	106	0	0	0	0	0	0	0	0	0	0	106
Under Construction - 1990	46	0	0	0	0	0	0	0	0	0	0	46
- 1989	63	0	0	0	0	0	0	0	0	0	0	63
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	51	0	0	0	0	0	0	0	0	0	0	51
- Year-To-Date 1989	132	0	0	36	0	0	0	0	0	36	0	168
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	51	0	0	0	0	0	0	0	0	0	0	51
- 1989	64	0	0	0	0	0	0	0	0	0	0	64
Absorptions - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	3	0	0	0	0	0	0	0	0	0	0	3

NEWCASTLE

Pending Starts	88	30	0	0	0	0	6	0	0	0	6	124
STARTS - Current Month	22	2	7	0	0	0	0	0	0	7	0	31
- Year-To-Date 1990	517	16	152	0	0	0	3	0	0	152	3	688
- Year-To-Date 1989	1,213	16	0	64	14	0	0	0	0	64	14	1,307
Under Construction - 1990	358	4	128	0	0	0	3	0	0	128	3	493
- 1989	728	12	0	70	14	0	0	0	0	70	14	824
COMPLETIONS - Current Month	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1990	918	14	68	0	0	0	14	0	0	68	14	1,014
- Year-To-Date 1989	842	18	0	19	0	0	121	0	0	19	121	1,000
Completed & Not Absorbed - 1990	2	0	0	1	0	0	2	0	0	1	2	5
- 1989	1	2	0	0	0	0	0	0	0	0	0	3
Total Supply - 1990	448	34	128	1	0	0	11	0	0	129	11	622
- 1989	1,188	94	0	70	14	0	0	0	0	70	14	1,366
Absorptions - Current Month	59	1	0	0	0	0	0	0	0	0	0	60
- 3 Month Average	64	2	8	0	0	0	1	0	0	8	1	75
- 12 Month Average	95	1	6	2	0	0	1	0	0	8	1	105

OSHAWA CITY

Pending Starts	14	23	0	0	0	0	0	0	0	0	0	37
STARTS - Current Month	4	30	0	0	0	0	80	0	0	0	80	114
- Year-To-Date 1990	97	58	0	0	14	0	272	0	38	0	324	479
- Year-To-Date 1989	536	16	0	0	63	0	50	10	191	10	304	866
Under Construction - 1990	90	40	0	0	0	0	220	0	38	0	258	388
- 1989	358	24	0	0	63	0	22	70	211	70	296	748
COMPLETIONS - Current Month	16	12	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1990	331	36	0	0	0	0	97	70	211	70	308	745
- Year-To-Date 1989	532	34	48	0	12	0	279	0	0	48	291	905
Completed & Not Absorbed - 1990	0	7	0	0	0	0	21	0	0	0	21	28
- 1989	9	5	0	0	0	0	27	0	0	0	27	41
Total Supply - 1990	104	70	0	0	0	0	241	0	38	0	279	453
- 1989	374	29	0	0	63	0	49	70	211	70	323	796
Absorptions - Current Month	17	8	0	0	0	0	5	0	0	0	5	30
- 3 Month Average	20	5	0	0	0	0	3	0	0	0	3	28
- 12 Month Average	33	2	0	0	0	0	9	6	18	6	27	68

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	31	0	8	0	0	0	0	46	45	54	45	130
STARTS - Current Month	7	0	0	0	0	0	0	96	0	96	0	103
- Year-To-Date 1990	188	2	37	0	0	0	0	96	0	133	0	323
- Year-To-Date 1989	518	4	0	6	0	0	0	111	0	117	0	639
Under Construction - 1990	142	0	37	0	0	0	0	96	0	133	0	275
- 1989	428	4	0	18	474	0	0	111	0	129	474	1,035
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	436	10	0	18	258	0	215	111	0	129	473	1,048
- Year-To-Date 1989	992	2	80	0	234	0	0	73	0	153	234	1,381
Completed & Not Absorbed - 1990	23	1	0	0	5	0	63	0	0	0	68	92
- 1989	0	0	6	0	0	0	0	0	0	6	0	6
Total Supply - 1990	196	1	45	0	5	0	63	142	45	187	113	497
- 1989	458	6	6	18	474	0	0	111	0	135	474	1,073
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	24	1	0	0	0	0	51	0	0	0	51	76
- 12 Month Average	42	1	1	2	21	0	13	9	0	12	34	89
SCUGOG												
Pending Starts	11	0	0	0	0	0	0	0	0	0	0	11
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	57	0	0	0	0	0	2	0	0	0	2	59
- Year-To-Date 1989	107	0	0	0	0	0	0	0	0	0	0	107
Under Construction - 1990	68	0	0	0	0	0	2	0	0	0	2	70
- 1989	99	0	0	0	0	0	0	0	0	0	0	99
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	89	0	0	0	0	0	0	0	0	0	0	89
- Year-To-Date 1989	153	0	0	0	0	0	0	0	0	0	0	153
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	79	0	0	0	0	0	2	0	0	0	2	81
- 1989	141	2	0	0	0	0	2	0	0	0	2	145
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
UXBRIDGE												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1989	103	2	0	53	0	0	0	0	0	53	0	158
Under Construction - 1990	26	0	0	0	0	0	0	0	0	0	0	26
- 1989	45	0	0	0	0	0	0	0	0	0	0	45
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1989	136	2	0	53	0	0	81	0	0	53	81	272
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	1	0	0	2	0	0	0	0	0	2	0	3
Total Supply - 1990	38	0	0	0	0	0	0	0	0	0	0	38
- 1989	49	0	0	2	0	0	0	0	0	2	0	51
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	7	0	0	1	0	0	0	0	0	1	0	8

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	257	0	0	0	147	0	1	0	110	0	258	515
STARTS - Current Month	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1990	523	8	17	0	144	227	0	0	0	244	144	919
- Year-To-Date 1989	863	0	0	77	137	0	3	0	0	77	140	1,080
Under Construction - 1990	470	2	0	0	427	142	0	0	0	142	427	1,041
- 1989	848	0	0	77	137	0	0	0	0	77	137	1,062
COMPLETIONS - Current Month	67	4	17	0	0	37	0	0	0	54	0	125
- Year-To-Date 1990	878	6	17	12	3	85	0	0	0	114	3	1,001
- Year-To-Date 1989	967	8	43	62	0	0	3	0	0	105	3	1,083
Completed & Not Absorbed - 1990	13	3	9	0	0	26	0	0	0	35	0	51
- 1989	6	1	1	0	0	0	0	0	0	1	0	8
Total Supply - 1990	740	5	9	0	574	168	1	0	110	177	685	1,607
- 1989	939	1	1	77	137	0	0	0	0	78	137	1,155
Absorptions - Current Month	68	2	8	0	0	39	0	0	0	47	0	117
- 3 Month Average	80	1	0	1	0	7	0	0	0	8	0	89
- 12 Month Average	75	0	0	6	0	2	0	0	0	8	0	83
SIMCOE COUNTY												
Pending Starts	343	2	4	0	48	0	15	0	0	4	63	412
STARTS - Current Month	63	14	0	0	0	0	12	0	0	0	12	89
- Year-To-Date 1990	2,140	70	94	106	492	116	127	0	796	316	1,415	3,941
- Year-To-Date 1989	3,231	92	25	291	1,098	6	152	0	27	322	1,277	4,922
Under Construction - 1990	1,447	43	10	43	470	76	37	0	751	129	1,258	2,877
- 1989	1,756	65	0	191	742	6	99	0	27	197	868	2,886
COMPLETIONS - Current Month	173	18	0	0	2	0	36	0	0	0	38	229
- Year-To-Date 1990	2,369	88	108	235	764	46	141	0	0	389	905	3,751
- Year-To-Date 1989	2,759	68	45	212	543	8	346	0	197	265	1,086	4,178
Completed & Not Absorbed - 1990	268	13	4	1	47	0	116	0	0	5	163	449
- 1989	108	3	4	0	132	0	50	0	0	4	182	297
Total Supply - 1990	2,058	58	18	44	565	76	168	0	751	138	1,484	3,738
- 1989	2,327	72	9	191	880	6	153	0	27	206	1,060	3,665
Absorptions - Current Month	199	13	8	0	2	0	8	0	0	8	10	230
- 3 Month Average	188	4	32	9	74	0	30	0	0	41	104	337
- 12 Month Average	222	7	9	24	71	4	21	0	2	37	94	360
BARRIE CA												
Pending Starts	253	0	0	0	0	0	0	0	0	0	0	253
STARTS - Current Month	34	0	0	0	0	0	12	0	0	0	12	46
- Year-To-Date 1990	1,347	48	78	42	398	0	94	0	645	120	1,137	2,652
- Year-To-Date 1989	2,000	34	1	46	679	6	94	0	27	53	800	2,887
Under Construction - 1990	870	16	0	0	326	0	37	0	645	0	1,008	1,894
- 1989	1,026	22	0	0	477	6	70	0	27	6	574	1,628
COMPLETIONS - Current Month	101	18	0	0	0	0	34	0	0	0	34	153
- Year-To-Date 1990	1,501	52	66	42	549	6	81	0	0	114	630	2,297
- Year-To-Date 1989	1,791	12	21	76	218	8	210	0	197	105	625	2,533
Completed & Not Absorbed - 1990	256	13	4	1	47	0	116	0	0	5	163	437
- 1989	100	3	4	0	132	0	50	0	0	4	182	289
Total Supply - 1990	1,379	29	4	1	373	0	153	0	645	5	1,171	2,584
- 1989	1,408	25	4	0	609	6	120	0	27	10	756	2,199
Absorptions - Current Month	128	13	8	0	0	0	4	0	0	8	4	153
- 3 Month Average	129	2	19	2	44	0	29	0	0	21	73	225
- 12 Month Average	135	3	5	3	44	1	16	0	2	9	62	209

NOVEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	216	0	0	0	0	0	0	0	0	0	0	216
STARTS - Current Month	10	0	0	0	0	0	12	0	0	0	12	22
- Year-To-Date 1990	1,065	48	78	42	398	0	94	0	645	120	1,137	2,370
- Year-To-Date 1989	1,138	34	1	46	679	6	94	0	27	53	800	2,025
Under Construction - 1990	446	16	0	0	326	0	37	0	645	0	1,008	1,470
- 1989	532	22	0	0	477	6	70	0	27	6	574	1,134
COMPLETIONS - Current Month	78	18	0	0	0	0	34	0	0	0	34	130
- Year-To-Date 1990	1,129	52	66	42	549	6	81	0	0	114	630	1,925
- Year-To-Date 1989	1,029	12	21	76	218	8	210	0	197	105	625	1,771
Completed & Not Absorbed - 1990	251	13	4	1	47	0	116	0	0	5	163	432
- 1989	96	3	4	0	132	0	50	0	0	4	182	285
Total Supply - 1990	913	29	4	1	373	0	153	0	645	5	1,171	2,118
- 1989	698	25	4	0	609	6	120	0	27	10	756	1,489
Absorptions - Current Month	106	13	8	0	0	0	4	0	0	8	4	131
- 3 Month Average	108	2	19	2	44	0	29	0	0	21	73	204
- 12 Month Average	85	3	5	3	44	1	16	0	2	9	62	159
INNISFIL												
Pending Starts	32	0	0	0	0	0	0	0	0	0	0	32
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	187	0	0	0	0	0	0	0	0	0	0	187
- Year-To-Date 1989	701	0	0	0	0	0	0	0	0	0	0	701
Under Construction - 1990	340	0	0	0	0	0	0	0	0	0	0	340
- 1989	400	0	0	0	0	0	0	0	0	0	0	400
COMPLETIONS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	274	0	0	0	0	0	0	0	0	0	0	274
- Year-To-Date 1989	631	0	0	0	0	0	0	0	0	0	0	631
Completed & Not Absorbed - 1990	5	0	0	0	0	0	0	0	0	0	0	5
- 1989	4	0	0	0	0	0	0	0	0	0	0	4
Total Supply - 1990	377	0	0	0	0	0	0	0	0	0	0	377
- 1989	608	0	0	0	0	0	0	0	0	0	0	608
Absorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	41	0	0	0	0	0	0	0	0	0	0	41
VESPRA												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1989	161	0	0	0	0	0	0	0	0	0	0	161
Under Construction - 1990	84	0	0	0	0	0	0	0	0	0	0	84
- 1989	94	0	0	0	0	0	0	0	0	0	0	94
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	98	0	0	0	0	0	0	0	0	0	0	98
- Year-To-Date 1989	131	0	0	0	0	0	0	0	0	0	0	131
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	89	0	0	0	0	0	0	0	0	0	0	89
- 1989	102	0	0	0	0	0	0	0	0	0	0	102
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	6	0	0	0	48	0	0	0	0	0	48	54
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	46	0	0	0	92	40	0	0	45	40	137	223
- Year-To-Date 1989	98	10	0	129	389	0	0	0	0	129	389	626
Under Construction - 1990	25	1	0	0	144	0	0	0	0	0	144	170
- 1989	50	19	0	88	247	0	0	0	0	88	247	404
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	62	18	0	69	195	40	0	0	0	109	195	384
- Year-To-Date 1989	65	28	0	107	262	0	0	0	0	107	262	462
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	31	1	0	0	192	0	0	0	0	0	192	224
- 1989	56	19	0	88	253	0	0	0	0	88	253	416
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	4	2	0	0	30	0	0	0	0	0	30	36
- 12 Month Average	7	2	0	10	25	3	0	0	0	13	25	47
MIDLAND CA												
Pending Starts	31	0	0	0	0	0	0	0	0	0	0	31
STARTS - Current Month	13	14	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	307	18	0	0	2	0	9	0	0	0	11	336
- Year-To-Date 1989	447	46	0	103	12	0	16	0	0	103	28	624
Under Construction - 1990	128	20	0	0	0	0	0	0	0	0	0	148
- 1989	244	22	0	103	0	0	2	0	0	103	2	371
COMPLETIONS - Current Month	58	0	0	0	2	0	0	0	0	0	2	60
- Year-To-Date 1990	396	18	0	103	2	0	11	0	0	103	13	530
- Year-To-Date 1989	370	26	0	16	0	0	35	0	0	16	35	447
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	159	20	0	0	0	0	0	0	0	0	0	179
- 1989	311	22	0	103	0	0	2	0	0	103	2	438
Absorptions - Current Month	58	0	0	0	2	0	0	0	0	0	2	60
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	35	2	0	9	0	0	1	0	0	9	1	47
MIDLAND TOWN												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	1	12	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	54	12	0	0	2	0	9	0	0	0	11	77
- Year-To-Date 1989	108	8	0	103	0	0	14	0	0	103	14	233
Under Construction - 1990	8	12	0	0	0	0	0	0	0	0	0	20
- 1989	61	4	0	103	0	0	2	0	0	103	2	170
COMPLETIONS - Current Month	7	0	0	0	2	0	0	0	0	0	2	9
- Year-To-Date 1990	88	4	0	103	2	0	11	0	0	103	13	208
- Year-To-Date 1989	115	6	0	0	0	0	24	0	0	0	24	145
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	15	12	0	0	0	0	0	0	0	0	0	27
- 1989	64	4	0	103	0	0	2	0	0	103	2	173
Absorptions - Current Month	7	0	0	0	2	0	0	0	0	0	2	9
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	9	0	0	9	0	0	1	0	0	9	1	19

NOVEMBER 1990-----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	27	2	4	0	0	0	15	0	0	4	15	48
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	191	0	0	21	0	76	16	0	106	97	122	410
- Year-To-Date 1989	347	0	24	13	18	0	36	0	0	37	54	438
Under Construction - 1990	260	0	0	0	0	76	0	0	106	76	106	442
- 1989	274	0	0	0	18	0	21	0	0	0	39	313
COMPLETIONS - Current Month	3	0	0	0	0	0	2	0	0	0	2	5
- Year-To-Date 1990	185	0	0	21	18	0	35	0	0	21	53	259
- Year-To-Date 1989	164	0	24	13	63	0	48	0	0	37	111	312
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	287	2	4	0	0	76	15	0	106	80	121	490
- 1989	325	2	0	0	18	0	25	0	0	0	43	370
Absorptions - Current Month	3	0	0	0	0	0	2	0	0	0	2	5
- 3 Month Average	9	0	0	7	0	0	1	0	0	7	1	17
- 12 Month Average	20	0	0	2	2	0	3	0	0	2	5	27
REST OF SIMCOE COUNTY												
Pending Starts	26	0	0	0	0	0	0	0	0	0	0	26
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	249	4	16	43	0	0	8	0	0	59	8	320
- Year-To-Date 1989	339	2	0	0	0	0	6	0	0	0	6	347
Under Construction - 1990	164	6	10	43	0	0	0	0	0	53	0	223
- 1989	162	2	0	0	0	0	6	0	0	0	6	170
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	225	0	42	0	0	0	14	0	0	42	14	281
- Year-To-Date 1989	369	2	0	0	0	0	53	0	0	0	53	424
Completed & Not Absorbed - 1990	12	0	0	0	0	0	0	0	0	0	0	12
- 1989	8	0	0	0	0	0	0	0	0	0	0	8
Total Supply - 1990	202	6	10	43	0	0	0	0	0	53	0	261
- 1989	227	4	5	0	0	0	6	0	0	5	6	242
Absorptions - Current Month	6	0	0	0	0	0	2	0	0	0	2	8
- 3 Month Average	19	0	13	0	0	0	0	0	0	13	0	32
- 12 Month Average	25	0	4	0	0	0	1	0	0	4	1	30
BRADFORD												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	12	2	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	72	0	0	0	0	0	6	0	0	0	6	78
Under Construction - 1990	8	2	0	0	0	0	0	0	0	0	0	10
- 1989	35	0	0	0	0	0	6	0	0	0	6	41
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	29	0	0	0	0	0	6	0	0	0	6	35
- Year-To-Date 1989	97	2	0	0	0	0	0	0	0	0	0	99
Completed & Not Absorbed - 1990	9	0	0	0	0	0	0	0	0	0	0	9
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
Total Supply - 1990	21	2	0	0	0	0	0	0	0	0	0	23
- 1989	44	2	0	0	0	0	6	0	0	0	6	52
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	3	0	0	0	0	0	1	0	0	0	1	4

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	80	2	16	0	0	0	0	0	0	16	0	98
- Year-To-Date 1989	16	2	0	0	0	0	0	0	0	0	0	18
Under Construction - 1990	62	4	10	0	0	0	0	0	0	10	0	76
- 1989	7	2	0	0	0	0	0	0	0	0	0	9
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	26	0	42	0	0	0	0	0	0	42	0	68
- Year-To-Date 1989	29	0	0	0	0	0	53	0	0	0	53	82
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	72	4	10	0	0	0	0	0	0	10	0	86
- 1989	22	2	5	0	0	0	0	0	0	5	0	29
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	8	0	13	0	0	0	0	0	0	13	0	21
- 12 Month Average	3	0	4	0	0	0	0	0	0	4	0	7
MUSKOKA DISTRICT												
Pending Starts	98	2	0	0	0	0	52	0	0	0	52	152
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	334	28	15	43	18	9	33	0	0	67	51	480
- Year-To-Date 1989	423	18	60	135	159	0	49	0	0	195	208	844
Under Construction - 1990	204	6	59	85	49	0	13	0	0	144	62	416
- 1989	389	6	51	115	175	0	6	0	0	166	181	742
COMPLETIONS - Current Month	88	0	0	0	18	0	4	0	0	0	22	110
- Year-To-Date 1990	548	26	15	66	132	9	56	0	0	90	188	852
- Year-To-Date 1989	287	18	24	14	128	0	53	0	40	38	221	564
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	302	8	59	85	49	0	65	0	0	144	114	568
- 1989	513	10	51	137	235	0	42	0	0	188	277	988
Absorptions - Current Month	88	0	0	0	18	0	4	0	0	0	22	110
- 3 Month Average	38	2	0	5	4	3	1	0	0	8	5	53
- 12 Month Average	44	3	2	7	12	1	4	0	0	10	16	73
BRACEBRIDGE												
Pending Starts	29	2	0	0	0	0	0	0	0	0	0	31
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	119	28	3	27	0	0	4	0	0	30	4	181
- Year-To-Date 1989	130	16	60	0	0	0	15	0	0	60	15	221
Under Construction - 1990	53	6	47	21	0	0	4	0	0	68	4	131
- 1989	78	4	51	0	0	0	0	0	0	51	0	133
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	161	24	3	6	0	0	36	0	0	9	36	230
- Year-To-Date 1989	135	14	18	0	0	0	25	0	0	18	25	192
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	82	8	47	21	0	0	4	0	0	68	4	162
- 1989	159	8	51	0	0	0	36	0	0	51	36	254
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	29	2	0	2	0	0	0	0	0	2	0	33
- 12 Month Average	16	3	1	1	0	0	3	0	0	2	3	24

NOVEMBER 1990-----

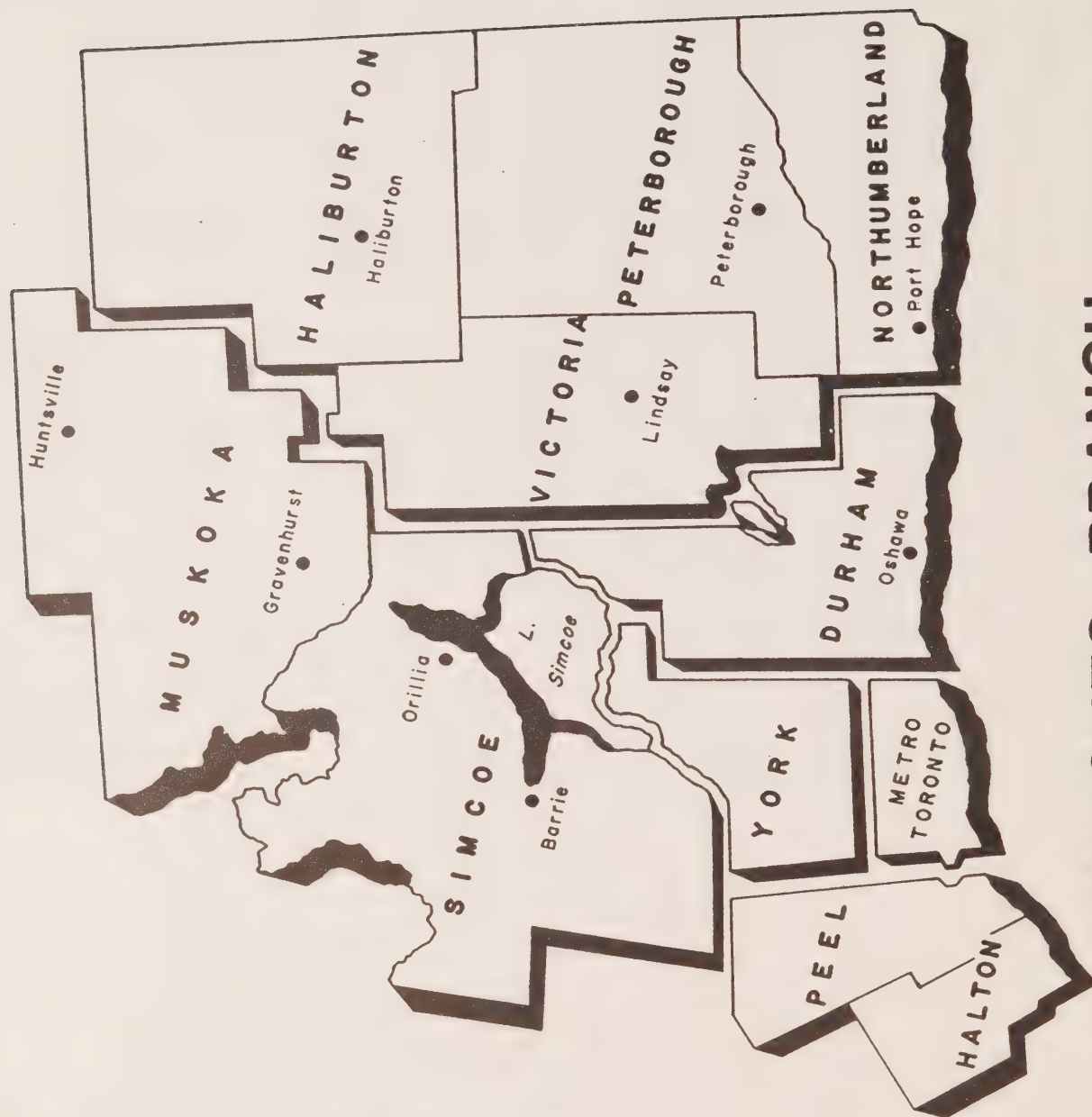
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	33	0	12	0	0	0	4	0	0	12	4	49
- Year-To-Date 1989	49	2	0	101	0	0	0	0	0	101	0	152
Under Construction - 1990	14	0	12	48	0	0	4	0	0	60	4	78
- 1989	42	2	0	81	0	0	0	0	0	81	0	125
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	57	2	12	26	0	0	0	0	0	38	0	97
- Year-To-Date 1989	36	4	6	14	4	0	0	0	0	20	4	64
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	27	0	12	48	0	0	4	0	0	60	4	91
- 1989	58	2	0	87	18	0	0	0	0	87	18	165
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	7	0	1	3	0	0	0	0	0	4	0	11
HUNTSVILLE												
Pending Starts	56	0	0	0	0	0	52	0	0	0	52	108
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	182	0	0	16	18	9	25	0	0	25	43	250
- Year-To-Date 1989	244	0	0	34	159	0	34	0	0	34	193	471
Under Construction - 1990	137	0	0	16	49	0	5	0	0	16	54	207
- 1989	269	0	0	34	175	0	6	0	0	34	181	484
COMPLETIONS - Current Month	88	0	0	0	18	0	4	0	0	0	22	110
- Year-To-Date 1990	330	0	0	34	132	9	20	0	0	43	152	525
- Year-To-Date 1989	116	0	0	0	124	0	28	0	40	0	192	308
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	193	0	0	16	49	0	57	0	0	16	106	315
- 1989	296	0	0	50	217	0	6	0	0	50	223	569
Absorptions - Current Month	88	0	0	0	18	0	4	0	0	0	22	110
- 3 Month Average	2	0	0	3	4	3	1	0	0	6	5	13
- 12 Month Average	21	0	0	3	12	1	1	0	0	4	13	38
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	26	8	0	0	0	0	0	0	0	0	0	34
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	228	18	0	0	52	8	0	0	50	8	102	356
- Year-To-Date 1989	384	4	0	0	71	8	0	0	0	8	71	467
Under Construction - 1990	124	6	8	0	123	0	0	0	50	8	173	311
- 1989	222	4	0	0	71	0	0	0	0	0	71	297
COMPLETIONS - Current Month	20	2	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	301	16	0	0	0	0	0	0	0	0	0	317
- Year-To-Date 1989	310	0	0	18	0	4	4	0	0	22	4	336
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	150	14	8	0	123	0	0	0	50	8	173	345
- 1989	263	4	0	0	71	0	0	0	0	0	71	338
Absorptions - Current Month	20	2	0	0	0	0	0	0	0	0	0	22
- 3 Month Average	32	3	0	0	0	0	0	0	0	0	0	35
- 12 Month Average	33	1	0	0	0	0	0	0	0	0	0	34

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	11	8	0	0	0	0	0	0	0	0	0	19
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	141	18	0	0	52	8	0	0	50	8	102	269
- Year-To-Date 1989	229	4	0	0	71	8	0	0	0	8	71	312
Under Construction - 1990	65	6	8	0	123	0	0	0	50	8	173	252
- 1989	104	4	0	0	71	0	0	0	0	0	71	179
COMPLETIONS - Current Month	20	2	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	202	16	0	0	0	0	0	0	0	0	0	218
- Year-To-Date 1989	186	0	0	18	0	4	4	0	0	22	4	212
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	76	14	8	0	123	0	0	0	50	8	173	271
- 1989	123	4	0	0	71	0	0	0	0	0	71	198
Absorptions - Current Month	20	2	0	0	0	0	0	0	0	0	0	22
- 3 Month Average	18	3	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	18	1	0	0	0	0	0	0	0	0	0	19
REST OF VICTORIA/HALIBURTON												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	87	0	0	0	0	0	0	0	0	0	0	87
- Year-To-Date 1989	155	0	0	0	0	0	0	0	0	0	0	155
Under Construction - 1990	59	0	0	0	0	0	0	0	0	0	0	59
- 1989	118	0	0	0	0	0	0	0	0	0	0	118
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	124	0	0	0	0	0	0	0	0	0	0	124
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	74	0	0	0	0	0	0	0	0	0	0	74
- 1989	140	0	0	0	0	0	0	0	0	0	0	140
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
PETERBOROUGH CA												
Pending Starts	146	8	0	0	0	0	114	0	0	0	114	268
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	440	10	0	38	72	0	75	0	0	38	147	635
- Year-To-Date 1989	666	26	0	0	12	0	154	0	0	0	166	858
Under Construction - 1990	177	0	0	38	72	0	75	0	0	38	147	362
- 1989	233	4	0	72	49	0	78	0	0	72	127	436
COMPLETIONS - Current Month	47	0	0	0	0	0	0	0	0	0	0	47
- Year-To-Date 1990	580	20	0	72	73	0	60	0	0	72	133	805
- Year-To-Date 1989	793	32	24	0	78	0	49	126	0	150	127	1,102
Completed & Not Absorbed - 1990	40	7	0	3	7	0	0	0	0	3	7	57
- 1989	25	1	0	0	0	0	5	0	0	0	5	31
Total Supply - 1990	363	15	0	41	79	0	189	0	0	41	268	687
- 1989	398	5	0	72	49	0	104	0	0	72	153	628
Absorptions - Current Month	56	0	0	1	0	0	0	0	0	1	0	57
- 3 Month Average	52	1	0	2	11	0	1	0	0	2	12	67
- 12 Month Average	57	2	0	6	5	0	5	0	0	6	10	75

NOVEMBER 1990-----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	141	8	0	0	0	0	114	0	0	0	114	263
STARTS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	264	10	0	38	72	0	75	0	0	38	147	459
- Year-To-Date 1989	339	26	0	0	12	0	154	0	0	0	166	531
Under Construction - 1990	74	0	0	38	72	0	75	0	0	38	147	259
- 1989	59	4	0	72	49	0	78	0	0	72	127	262
COMPLETIONS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	368	20	0	72	73	0	60	0	0	72	133	593
- Year-To-Date 1989	508	32	24	0	78	0	49	126	0	150	127	817
Completed & Not Absorbed - 1990	37	7	0	3	7	0	0	0	0	3	7	54
- 1989	22	1	0	0	0	0	5	0	0	0	5	28
Total Supply - 1990	252	15	0	41	79	0	189	0	0	41	268	576
- 1989	215	5	0	72	49	0	104	0	0	72	153	445
Absorptions - Current Month	36	0	0	1	0	0	0	0	0	1	0	37
- 3 Month Average	33	1	0	2	11	0	1	0	0	2	12	48
- 12 Month Average	35	2	0	6	5	0	5	0	0	6	10	53
NORTHUMBERLAND COUNTY												
Pending Starts	126	2	0	0	0	0	0	0	0	0	0	128
STARTS - Current Month	6	0	22	0	0	0	0	0	0	22	0	28
- Year-To-Date 1990	397	0	22	0	0	0	0	60	38	82	38	517
- Year-To-Date 1989	822	0	0	0	80	0	40	24	0	24	120	966
Under Construction - 1990	203	0	22	0	0	0	0	60	18	82	18	303
- 1989	488	0	0	0	80	0	0	24	0	24	80	592
COMPLETIONS - Current Month	41	0	0	0	0	0	0	0	0	0	0	41
- Year-To-Date 1990	590	0	0	0	30	0	50	24	20	24	100	714
- Year-To-Date 1989	509	2	0	0	17	0	63	0	0	0	80	591
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1990	332	2	22	0	0	0	0	60	18	82	18	434
- 1989	547	0	0	0	80	0	20	24	0	24	100	671
Absorptions - Current Month	41	0	0	0	0	0	0	0	0	0	0	41
- 3 Month Average	50	0	0	0	7	0	0	8	7	8	14	72
- 12 Month Average	68	0	0	0	3	0	4	2	2	2	9	79
COBOURG CA												
Pending Starts	85	2	0	0	0	0	0	0	0	0	0	87
STARTS - Current Month	5	0	22	0	0	0	0	0	0	22	0	27
- Year-To-Date 1990	140	0	22	0	0	0	0	60	38	82	38	260
- Year-To-Date 1989	259	0	0	0	80	0	40	24	0	24	120	403
Under Construction - 1990	60	0	22	0	0	0	0	60	18	82	18	160
- 1989	172	0	0	0	80	0	0	24	0	24	80	276
COMPLETIONS - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	220	0	0	0	30	0	50	24	20	24	100	344
- Year-To-Date 1989	121	0	0	0	17	0	40	0	0	0	57	178
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	145	2	22	0	0	0	0	60	18	82	18	247
- 1989	177	0	0	0	80	0	20	24	0	24	100	301
Absorptions - Current Month	30	0	0	0	0	0	0	0	0	0	0	30
- 3 Month Average	13	0	0	0	7	0	0	8	7	8	14	35
- 12 Month Average	22	0	0	0	3	0	4	2	2	2	9	33

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	68	0	0	0	0	0	0	0	0	0	0	68
- Year-To-Date 1989	168	0	0	0	0	0	0	0	0	0	0	168
Under Construction - 1990	55	0	0	0	0	0	0	0	0	0	0	55
- 1989	74	0	0	0	0	0	0	0	0	0	0	74
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1989	94	0	0	0	0	0	0	0	0	0	0	94
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	58	0	0	0	0	0	0	0	0	0	0	58
- 1989	75	0	0	0	0	0	0	0	0	0	0	75
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	168	0	0	0	0	0	0	0	0	0	0	168
Under Construction - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	79	0	0	0	0	0	0	0	0	0	0	79
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	71	0	0	0	0	0	0	0	0	0	0	71
- Year-To-Date 1989	113	0	0	0	0	0	14	0	0	0	14	127
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	10	0	0	0	0	0	0	0	0	0	0	10
- 1989	91	0	0	0	0	0	0	0	0	0	0	91
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	12	0	0	0	0	0	0	0	0	0	0	12

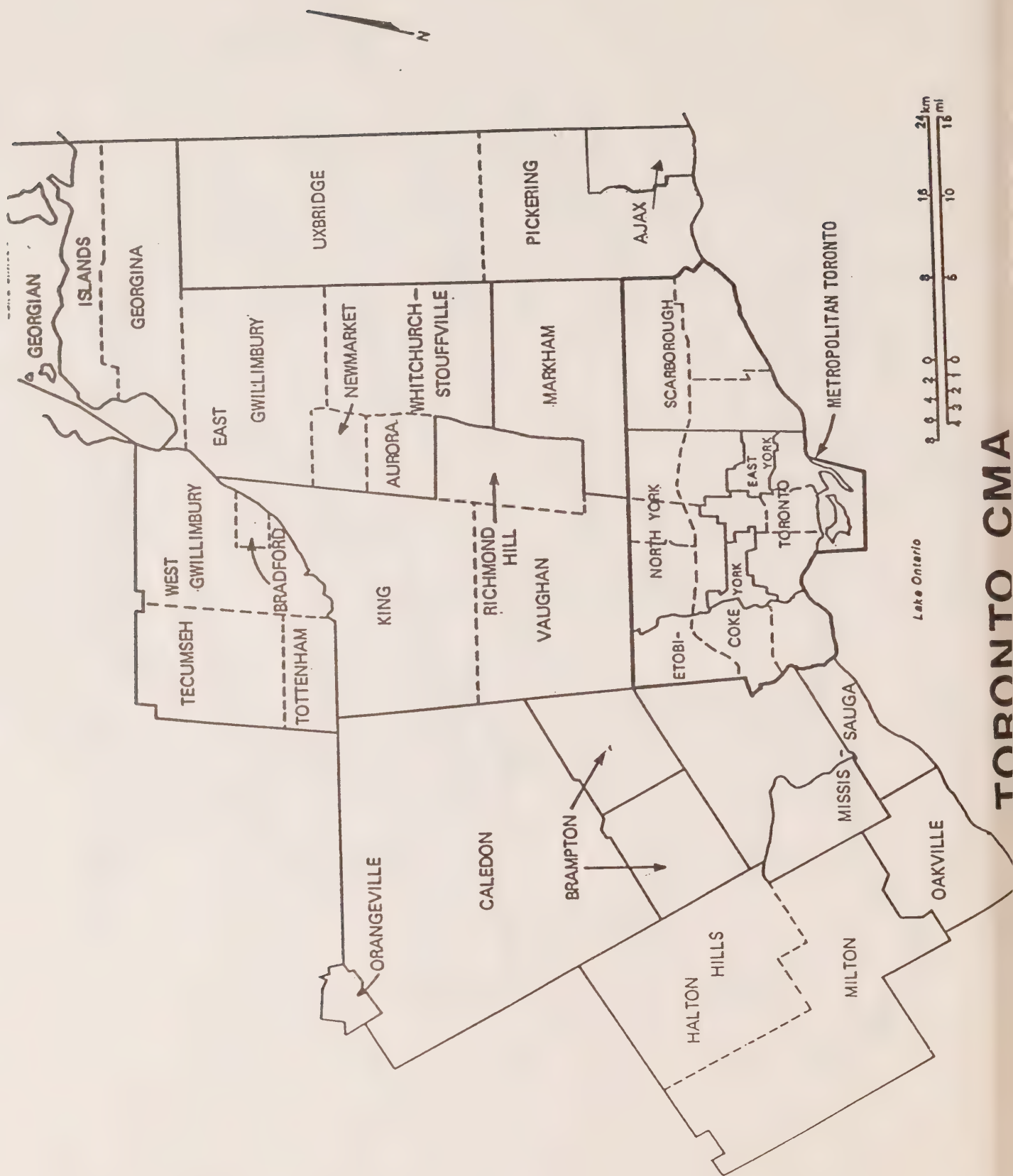
MAPS



TORONTO BRANCH



GREATER TORONTO AREA



TORONTO CMA

CAI
M450
L53



LOCAL HOUSING
MARKET REPORT

TORONTO BRANCH

201
M450
-L53

TORONTO BRANCH

LOCAL HOUSING MARKET REPORT

December 1990

CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH
650 Lawrence Avenue West, Toronto, Ontario M6A 1B2
(416) 781-2451

Toronto Branch Manager - John Jarvis

Oshawa Office
Mark Tokiwa, Manager
2 Simcoe Street South
2nd Floor, Suite 200
Oshawa, Ontario
L1H 7N1
(416) 571-3200

Barrie Office
Orval Strong, Manager
190 Cundles Road East
Suite 101
Barrie, Ontario
L4M 4X7
(705) 728-4811

Peterborough Office
Pauline Fillion, Manager
Peterborough Square
Office Tower, Suite 303
340 George Street North
Peterborough, Ontario
K9H 3R1
(705) 743-3584

**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,
Toronto Branch Market Analysis Department, (416) 781-2451**

TORONTO BRANCH LOCAL HOUSING MARKET REPORT

DECEMBER 1990

PAGE

ECONOMIC INDICATORS	4
HOUSING STARTS SUMMARY	5
NEW HOME SALES	8
MLS RESALE ACTIVITY	9
CMHC NEWS/RECENT NEWS	11
SUPPLEMENT ONE: RENTALS IN CONDOMINIUMS	12
SUPPLEMENT TWO: THE TORONTO REAL ESTATE MARKET WITHIN ONTARIO AND CANADA	14
NEW RESIDENTIAL CONSTRUCTION ACTIVITY	
- Introduction	19
- Definitions	19
- Starts Summary Tables	22
- Detailed Summary Tables	26
- Maps:	
- CMHC Toronto Branch	50
- Greater Toronto Area (GTA)	51
- Toronto Census Metropolitan Area (CMA)	52

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other
CMHC activities can be obtained by contacting your local CMHC Office.

HIGHLIGHTS – DECEMBER 1990

- Toronto Branch starts are down again
- MLS median price falls for the 8th consecutive month
- New home sales lowest in 10 years
- Two supplements in this issue: Rentals in Condominiums, and Toronto Real Estate Market within Ontario and Canada

ECONOMIC INDICATORS

Interest rates fell, and will likely continue to fall, as the economy continues to weaken. The Gulf War continues to cast a shadow of uncertainty on the economy. Consumer prices in Toronto fell in December, partly as a result of declining house prices. The New House Price Index has fallen for 11 consecutive months, and is now 12 per cent below the level in December 1989.

ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
	Bank	Mtge.	Rate	Exch. Rate	All Items				
	Rate	3 Yr.	Inst.	(\$Cdn/\$US)	Toronto	Toronto	Toronto	Oshawa	Toronto
				1986=100	1986=100				
1989									
January	11.43	12.27	84.39	114.3	168.4	1,917	93	4.2	6.3
February	11.86	12.28	83.68	115.2	174.3	1,897	91	4.3	6.1
March	12.39	12.43	83.81	115.8	179.2	1,907	93	4.6	5.1
April	12.62	12.75	84.10	116.3	181.1	1,908	96	4.5	3.6
May	12.40	12.48	82.92	117.5	181.3	1,954	101	3.8	3.9
June	12.33	12.26	83.70	118.2	182.2	1,973	102	3.7	3.7
July	12.36	12.18	84.54	119.0	182.2	2,001	105	3.7	3.8
August	12.41	12.00	84.84	119.1	182.3	1,996	103	3.4	3.5
September	12.48	11.81	84.76	119.2	182.5	1,929	101	3.4	3.9
October	12.42	11.77	85.08	119.8	182.6	1,923	103	4.1	—
November	12.46	11.77	85.90	120.2	182.9	1,941	103	4.1	3.6
December	12.47	12.00	86.47	120.3	182.9	1,929	101	3.4	3.9
AVERAGE	12.30	12.17	84.52	117.9	180.2	1,940	99	3.9	4.3
1990									
January	12.29	12.02	84.22	121.0	182.8	1,915	99	4.7	6.8
February	13.25	12.42	83.68	121.9	181.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	122.3	181.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	122.2	180.0	1,937	98	4.1	6.4
May	13.92	14.27	85.30	122.7	179.4	1,938	101	5.1	6.5
June	13.90	14.25	85.52	123.3	175.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	124.0	173.2	1,971	100	6.0	7.7
August	12.92	13.85	87.18	123.9	170.8	1,965	102	5.3	8.6
September	12.65	13.53	86.72	124.0	167.2	1,901	101	5.4	6.8
October	12.66	13.23	85.73	125.0	164.8	1,917	103	6.4	6.4
November	12.26	13.10	85.87	125.6	161.4	1,903	110	6.7	7.6
December	11.72	12.50	86.07	125.1		1,882	109	6.8	7.4
AVERAGE	13.03	13.33	85.71	123.4		1,931	102	5.3	7.0

SOURCE: Bank of Canada, CMHC, Statistics Canada

HOUSING STARTS SUMMARY

Housing starts for the Toronto Branch territory totalled 1,396 units in December 1990, down from the 1,515 units recorded in November 1990 and from the 3,736 units logged in December 1989. Single family starts totalled 729 units, slightly higher than the previous month. Multiple unit starts dropped to 667 units, the lowest since June of this year. Our enumerators report that much of the vacant stock of new detached units, particularly in the north and west, are being occupied. However, most sales offices generally remain slow.

HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1989	1990	1989	1990	1989	1990	
January	1,849	1,374	3,142	1,844	4,991	3,218	-35.5%
February	1,602	705	1,589	1,259	3,191	1,964	-38.5%
March	2,204	844	2,334	2,280	4,538	3,124	-31.2%
April	2,187	965	1,841	1,170	4,028	2,135	-47.0%
May	2,850	1,191	1,907	1,363	4,757	2,554	-46.3%
June	2,727	1,352	1,832	619	4,559	1,971	-56.8%
July	2,291	1,194	1,712	1,752	4,003	2,946	-26.4%
August	2,540	549	989	1,196	3,529	1,745	-50.6%
September	2,216	1,408	572	938	2,788	2,346	-15.9%
October	1,735	996	1,445	1,016	3,180	2,012	-36.7%
November	1,461	691	2,474	824	3,935	1,515	-61.5%
December	1,475	729	2,261	667	3,736	1,396	-62.6%
Year-to- Date	25,137	11,998	22,098	14,928	47,235	26,926	-43.0%

Source: CMHC

HOUSING STARTS BY AREA

MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH December 1989 - 1990

	December 1989		December 1990		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	841	1,980	451	615	-46.4%	-68.9%
Oshawa CMA	89	167	93	10	+4.5%	—
Barrie CA	28	0	43	0	—	—
Peterborough CA	177	3	10	40	—	—

Source: CMHC

STARTS IN THE TORONTO CMA
1989 - 1990

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1989												
Jan	1397	18	114	96	2174	20	27	18	194	248	2395	4058
Feb	1041	8	61	66	1084	147	3	0	0	274	1087	2410
Mar	1902	10	35	128	1499	0	6	0	540	163	2045	4120
Apr	1671	8	0	68	1416	8	213	0	0	76	1629	3384
May	2139	18	240	33	1095	0	8	40	172	313	1275	3745
Jun	1372	20	208	42	587	0	209	116	229	366	1025	2783
Jul	1334	8	39	98	795	0	259	105	75	242	1129	2713
Aug	1283	48	40	60	173	0	30	0	133	100	336	1767
Sep	1450	6	134	0	38	0	6	0	220	134	264	1854
Oct	1208	10	28	38	428	0	696	0	0	66	1124	2408
Nov	891	12	9	52	1847	0	9	111	190	172	2046	3121
Dec	841	6	55	14	1246	0	3	60	596	129	1845	2821
TOTAL	16529	172	963	695	12382	55	1441	570	2377	2283	16200	35184
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723

Source: CMHC

Nationally, housing starts rose slightly to 144,000 (SAAR) in December 1990. Please note that figures for the last three months have been revised upward as a result of better than anticipated starts activity in the non-urban areas of the country.

HOUSING STARTS - CANADA
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1989								
January	106,000	-2.8%	96,000	23.1%	202,000	8.0%	20,000	222,000
February	112,000	5.7%	84,000	-12.5%	196,000	-3.0%	20,000	216,000
March	110,000	-1.8%	84,000	0.0%	194,000	-1.0%	20,000	214,000
April	104,000	-5.5%	81,000	-3.6%	185,000	-4.6%	33,000	218,000
May	98,000	-5.8%	76,000	-6.2%	174,000	-5.9%	33,000	207,000
June	94,000	-4.1%	78,000	2.6%	172,000	-1.1%	33,000	205,000
July	95,000	1.1%	81,000	3.8%	176,000	2.3%	39,000	215,000
August	103,000	8.4%	75,000	-7.4%	178,000	1.1%	39,000	217,000
September	99,000	-3.9%	87,000	16.0%	186,000	4.5%	39,000	225,000
October	100,000	1.0%	86,000	-1.1%	186,000	0.0%	33,000	219,000
November	98,000	-2.0%	81,000	-5.8%	179,000	-3.8%	33,000	212,000
December	100,000	2.0%	91,000	12.3%	191,000	6.7%	33,000	224,000
1990								
January	117,000	17.0%	81,000	-11.0%	198,000	3.7%	22,000	220,000
February	111,000	-5.1%	92,000	13.6%	203,000	2.5%	22,000	225,000
March	106,000	-4.5%	98,000	6.5%	204,000	0.5%	22,000	226,000
April	99,000	-6.6%	73,000	-26.5%	172,000	-16.2%	33,000	205,000
May	82,000	-17.2%	95,000	30.1%	177,000	2.9%	33,000	210,000
June	81,000	-1.2%	81,000	-14.7%	162,000	-8.5%	33,000	195,000
July	70,000	-13.6%	80,000	-1.2%	150,000	-7.4%	32,000	182,000
August	55,000	-21.4%	83,000	3.8%	138,000	-8.0%	32,000	170,000
September	61,000	10.9%	51,000	-38.6%	112,000	-18.8%	32,000	144,000
October	60,000	-1.6%	58,000	13.7%	118,000	5.4%	33,000	151,000
November	59,000	-1.7%	48,000	-15.5%	107,000	-8.5%	33,000	140,000
December	52,000	-11.9%	59,000	22.9%	111,000	3.7%	33,000	144,000

Note: figures for July to September have been revised as a result of higher activity in the 'Other Areas'

SOURCE: CMHC

NEW HOME SALES

Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association totalled 480 units in December 1990. Sales were down from the 545 unit level they were last December.

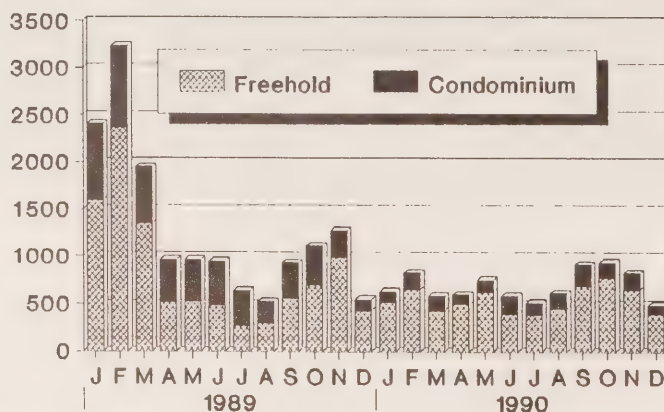
Lower-priced product continues to be the major part of the new home market.

NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90	1989	1990	Percent Change 1989-90
January	1,592	512	-67.8%	817	110	-86.5%	2,409	622	-74.2%
February	2,369	650	-72.6%	862	171	-80.2%	3,231	821	-74.6%
March	1,343	426	-68.3%	601	153	-74.5%	1,944	579	-70.2%
April	510	493	-3.3%	448	97	-78.3%	958	590	-38.4%
May	520	620	19.2%	440	122	-72.3%	960	742	-22.7%
June	475	394	-17.1%	462	180	-61.0%	937	574	-38.7%
July	265	383	44.5%	367	123	-66.5%	632	506	-19.9%
August	294	449	52.7%	226	158	-30.1%	520	607	16.7%
September	557	685	23.0%	370	224	-39.5%	927	909	-1.9%
October	694	778	11.2%	409	151	-36.9%	1,103	929	-15.7%
November	988	645	-34.7%	281	176	-37.4%	1,269	821	-35.3%
December	427	388	-9.1%	118	92	-22.0%	545	480	-11.9%
TOTAL	10,034	6,423	-36.0%	5,401	1,757	-67.5%	15,435	8,180	-47.0%

SOURCE: Toronto Homebuilders' Association, *Housing Data Report*, prepared by Brethour Research Associates Limited

NEW HOMES SALES Toronto Area, 1989-1990



SOURCE: THBA

MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for December 1990 was \$243,625, up after seven consecutive months of decline. The median price however has fallen to below \$200,000. In December, many of the units in the inventory of listings were allowed to expire, resulting in a rise in the sales to listing ratio to 17 per cent. Since the beginning of 1991, agents report a significant improvement in sales activity, as buyers feel the market is bottoming out and lower interest rates make housing more affordable.

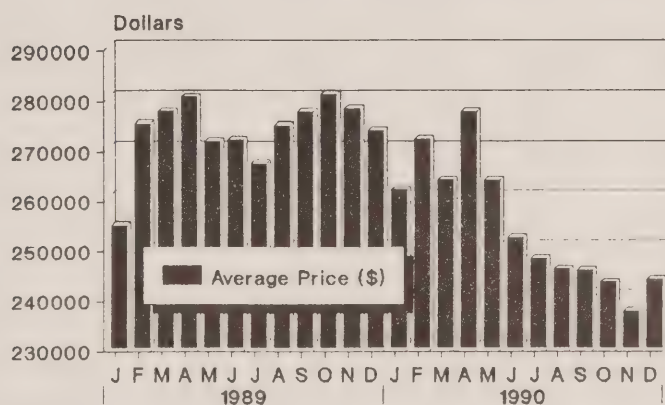
MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1989					1990				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	3,219	11,095	29%	\$254,575	\$225,000	1,976	20,478	10%	\$261,697	\$232,850
February	5,170	15,652	33%	\$274,893	\$236,500	2,771	23,833	12%	\$271,861	\$231,000
March	4,818	21,640	22%	\$277,317	\$242,000	2,622	28,287	9%	\$263,681	\$229,000
April	2,769	23,777	12%	\$280,122	\$240,000	2,125	23,473	9%	\$277,251	\$230,000
May	2,593	21,026	12%	\$271,309	\$231,500	2,045	24,388	8%	\$264,258	\$225,000
June	2,795	20,668	14%	\$271,649	\$230,000	2,239	20,476	11%	\$252,012	\$218,800
July	2,535	15,769	16%	\$267,007	\$230,000	2,090	16,976	12%	\$247,884	\$217,000
August	3,270	18,022	18%	\$274,582	\$230,000	2,359	17,244	14%	\$245,739	\$214,000
September	3,307	21,813	15%	\$277,186	\$235,000	2,328	18,615	13%	\$245,519	\$213,500
October	3,149	22,020	14%	\$280,767	\$234,900	2,239	20,709	11%	\$243,048	\$207,750
November	3,012	20,340	15%	\$277,923	\$230,000	2,260	18,060	13%	\$237,223	\$203,000
December	2,323	11,668	20%	\$273,529	\$235,000	1,624	9,823	17%	\$243,625	\$199,775
TOTAL										
Jan-Dec	38,960			\$273,698		26,778			\$255,020	

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

MLS AVERAGE PRICES Toronto, 1989-1990



SOURCE: Toronto Real Estate Board

MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1989				1990			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	510	938	54%	\$172,837	280	2,811	10%	\$179,396
February	720	983	73%	\$190,539	353	3,359	11%	\$178,720
March	572	1,392	41%	\$200,021	353	3,750	9%	\$170,009
April	347	1,879	18%	\$195,292	312	3,912	8%	\$173,114
May	380	2,255	17%	\$191,290	304	3,862	8%	\$172,238
June	326	2,385	14%	\$183,705	286	3,580	8%	\$163,792
July	336	2,409	14%	\$176,829	303	3,319	9%	\$168,892
August	456	2,485	18%	\$183,464	338	3,342	10%	\$157,839
September	446	2,581	17%	\$183,524	324	3,351	10%	\$159,533
October	433	2,681	16%	\$182,660	390	3,379	12%	\$158,280
November	407	2,593	16%	\$183,332	355	3,156	11%	\$150,279
December	259	2,316	11%	\$181,784	239	2,768	9%	\$153,572
TOTAL Jan-Dec	5,192			\$186,018	3847			\$165,375

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	NOVEMBER 1989			NOVEMBER 1990			PERCENT CHANGE 1989-1990	
	# of Sales	New Listings	Average Price	# of Sales	New Listings	Average Price	# of Sales	Average Price
Barrie and District	176	409	\$168,277	108	453	\$130,360	-38.6	-22.5
Brampton	492	1022	\$201,730	297	908	\$187,097	-39.6	-7.3
Cobourg-Port Hope	41	94	\$155,162	35	127	\$138,674	-14.6	-10.6
Collingwood & District	71	186	\$151,310	35	268	\$140,299	-50.7	-7.3
Haliburton District	16	49	\$118,325	8	75	\$110,625	-50.0	-6.5
Lindsay and District	90	212	\$141,656	35	219	\$141,254	-61.1	-3
Midland and Penetanguishene	45	198	\$160,556	44	148	\$121,391	-2.2	-24.4
Mississauga	434	831	\$246,676	327	1266	\$201,693	-24.7	-18.2
Muskoka	49	312	\$133,097	36	227	\$87,255	-26.5	-34.4
Oakville-Milton	245	542	\$251,787	126	386	\$246,026	-48.6	-2.3
Orangeville and District	69	142	\$179,514	38	165	\$141,911	-44.9	-20.9
Orillia and District	58	198	\$147,691	37	148	\$153,269	-36.2	3.8
Oshawa and District	407	913	\$183,332	355	888	\$150,279	-12.8	-18.0
Peterborough	110	276	\$140,595	81	240	\$139,282	-26.4	-9
Toronto	3012	7223	\$277,923	2260	6409	\$237,336	-25.0	-14.6
York Region	303	653	\$223,303	230	689	\$201,063	-24.1	-10.0

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

CMHC NEWS

Effective October, 1990, the maximum loan ratios on NHA-insurance has been increased. The maximum loan is now 90% of the first \$180,000 and 80% of the remainder; previously it had been 90% of the first \$125,000 and 80% of the remainder. Thus, on a \$250,000 unit, the maximum loan is now \$218,000, compared to \$212,500 previously.

On December 21, 1990, the Honourable Alan Redway, Minister of State (Housing) announced that, after a successful five year experiment, the Federal Cooperative Housing Program will continue. In 1990, the federal government provided subsidies for approximately 1650 units. Several changes were announced to the program, including:

- new income limits and surcharges for future coop residents to ensure that federal funds go to assist low and moderate income households who cannot afford homeownership, (the actual figures will be announced shortly),
- provision for a minimum of 30 per cent (up from the previous 15 per cent) of units to be occupied by needy households receiving federal-provincial
- rent supplement subsidies, ie, on rent geared to income scales, with a maximum of 50 per cent of the units; the maximum will apply in most provinces including Ontario, and proposed changes to offer the Index Linked Mortgage instrument that is used to finance the projects as a Mortgage Backed Security instrument, thus attracting private sources of capital.

On January 22, 1991, the Hon. Alan Redway announced that 20 Canadian researchers were awarded External Research Program grants, worth in total \$376,636. The 4 contracts awarded in the Toronto Branch area are:

- Michael Balkwill to study Evolution of Member Conflict in Housing Cooperatives.
- Roy Bowles of Peterborough to study Retired Migrants to Small Communities.
- Ann Mason-Apps of Toronto to study the Formation of a Tenants' Umbrella Group in the Cityhome Portfolio.

- Timothy Miles of Toronto to study Development of Sand Barrier Method of Excluding Termites.

As well, 7 winners were chosen to receive grants of up to \$20,000 to work on making housing more affordable under the Affordability and Choice Today (ACT) program. Two recipients were in the Toronto area:

- Regional Municipality of Halton, to improve the review procedures for building permits.
- Urban Development Institute of Ontario to review condominium parking standards.

Applications for the next round of ACT awards are due before April 3, 1991.

The Market Analysis Centre of CMHC in Ottawa released, on January 29, its quarterly report on Mortgage Market Trends. The report forecasts that growth in mortgage credit outstanding is expected to be weak over the next two or three quarters, even if interest rates drop sharply in the first half of 1991. The Report also examined the proposed Federal Trust and Loan Companies Act from the perspective of the mortgage market, lessons from the US Savings and Loan Crisis, and Credit Securitization. For copies of the Report, contact either the Market Analysis Centre in Ottawa at (613) 748-2574 or the Toronto Branch of CMHC.

RECENT NEWS

The following persons assumed, effective January 1, 1991, the position of president of local real estate associations in the Toronto area:

- Mr. David Keenan, of the Toronto Home Builders Association
- Mr. Peter Saccoia, of the Toronto REB
- Mr. Rob Dury, of the York REB
- Mr. Mark Mallalieu, of the Oakville REB
- Mr. Ron Stretton, of the Barrie REB
- Ms. Anne Briscoe, of the Oshawa REB, and
- Mr. Wayne McCartney of the Peterborough REB.

CONGRATULATIONS!!

SUPPLEMENT ONE: Toronto Branch Condominium Study

In October 1990 a study of condominium units was conducted parallel to CMHC's semi annual Rental Market Survey. The purpose of the study was to develop estimates of the number of residential condominium units offered for rent in the Toronto Census Metropolitan Area, and the influence these units have on the rental market. Three sources of data were examined; a survey of registered residential condominium corporations, the Toronto Real Estate Board's MLS publication and newspaper listings for condominium rentals. The survey of condominium corporations constituted the majority of the study, however, findings among each of the three sources were very similar.

Condominium Survey

The survey of registered residential condominiums was based on approximately 23% of all registered residential condominium corporations and units. The distribution of the sample group in terms of dwelling type and size in each of the municipalities, was consistent with that of the universe.

The survey indicated approximately 26% of all residential condominium units in the Toronto CMA were offered for rent in October 1990. Fewer townhomes than apartments are offered for rent, 21.1% and 28.3% respectively. The vacancy rate was found to be 3.3% for townhomes and 4.2% for apartments. Overall, the vacancy rate among those condominiums offered for rent in October 1990 was 3.9%.

From the survey of the Toronto CMA, the highest percentage of condominium rentals were found in

the York-Durham region. There is a low supply of private and public rentals in this municipality, which explains the low vacancy rate and the high percentage of rental units among condominiums. Renters must find alternative rental accommodation, primarily condominium units available for rent. There were too few observations to calculate the rents for York-Durham by size and type. However, rents by unit size (townhouses and apartments combined) fall between those for Peel-Halton and Metro.

Due to the large number of investor owned units in the Peel-Halton condominium market, many units are being offered for rent. There is an oversupply of condominium apartments in Mississauga's City Centre, which accounts for the overall vacancy rate of 5.0%. This differs significantly from that of 3.8% in the CMA. Peel-Halton's rents fall below the average for all dwelling types and sizes. This may be due to the abundance of condominiums in Mississauga. As a result, there is pressure on the landlords to lower rents in order to remain competitive and minimize financial losses.

The percentage of condominiums offered for rent in Metro is relatively the same as for the Toronto CMA. However, when one examines condominium apartments and townhouses independently, apartments are found to account for a larger percentage of rentals in Metro when compared to the CMA and townhouses a much smaller amount. Townhouse rents in Metro are comparable to those for the CMA, whereas rents for apartments are somewhat higher within Metro. Rents for three bedroom condo townhouses are lower than rents for the two bedroom apartments in Metro mainly because the apartments are in more central locations, and most of the apartments are new, whereas rented townhouses tend to be older.

Survey Results for Rented Condo Units by Municipality

Municipality	% of Condo Units Rented	Vacancy Rate	Average Rent for	
			2 Bdrm Apt	3 Bdrm Town
York-Durham	39.6	1.3	n/a	n/a
Peel-Halton	23.4	5.0	\$1062	\$1056
Metro	26.2	3.7	\$1285	\$1085
Toronto CMA	26.5	3.9	\$1237	\$1089

n/a = insufficient data obtained (less than 10 observations)

Note : rents were calculated according to which size unit constitutes the majority of the units with regards to dwelling type

Rents for vacant units are slightly higher than those for rented units because units with cheaper rents are likely to be leased before the more expensive ones. Condominium units are already more expensive to rent than those in most private rental projects, therefore if rents are not competitive, the units will remain vacant.

MLS Publication

Data for the study was also obtained from the Toronto Real Estate Board's MLS Publication. Only the average asking rents for such units were calculated. The vacancy rates for this section were not calculated because in most cases, occupancy was not stated (vacant, tenant, or owner occupied). Rent data derived from the MLS data was consistent with the results of the other sources used in the study. Peel-Halton typically has rents lower than the more expensive real estate in Metro. Rents in York-Durham were found to fall somewhere between those for Peel-Halton and Metro.

Newspaper Listings

The study also involved examining the Condominium Rental Listings in the Saturday October 6, 1990 edition of the Toronto Star. The 6th was chosen because it coincided with the RMSS time frame of October 1 to 13, 1990.

Limited information allowed only average rents to be calculated, even so rents are often not published. As a result, too few observations were gathered for some categories to make viable conclusions. For the categories which rents could be calculated, the results were fairly consistent with the previous sources discussed.

The large percentage of rentals among condominiums plays an extremely important role in Toronto's rental market. Although the condominium rental market is not feasible to the average renter, it will be recommended to be considered in some capacity in future Toronto Branch Rental Market Surveys.

For further information please contact Brenda Best at the Toronto Branch, (416) 781-2451.

**SUPPLEMENT TWO:
THE TORONTO REAL ESTATE MARKET
WITHIN ONTARIO AND CANADA**

**Percentage Share of Toronto CMA Housing
Starts in Total Housing Starts for Ontario
and Canada**

Highlights from 1990:

- * the Toronto CMA accounts for 10 per cent of all starts in Canada, and 30 per cent of all starts in Ontario
- * within Canada, 7 per cent of all singles, and 17 per cent of all apartments are started in Toronto
- * the average apartment unit under construction in Toronto has 142 units, compared to 30 units in all of Canada
- * the Toronto Real Estate Board accounts for 11 per cent of all MLS sales in Canada, and 19 per cent of the total value of MLS sales.

New Home Market

Historically, the Toronto CMA real estate market always fulfilled an important role in the province of Ontario. In the last 30 years, annual starts in the Toronto CMA fluctuated between 30 and 52 per cent of the provincial starts. In the beginning of the eighties, Toronto housing starts accounted for half of the total starts in the province of Ontario. Since then, the share of the Toronto CMA housing starts in the provincial housing starts has declined gradually. In 1990, its share was at a low of 30 per cent.

The share of the Toronto CMA in the housing starts nationwide was as low as 10 per cent in 1975, and then increased to a high of 19 per cent in 1987. As housing starts in the Toronto CMA have declined more rapidly than the national housing starts in 1990, the share of the Toronto CMA declined again to the low of 10 per cent in 1990.

Year	Canada	Ontario
1962	13	37
63	16	42
64	17	44
65	20	49
66	16	42
67	20	47
68	19	47
69	15	39
1970	17	42
71	15	39
72	15	38
73	14	34
74	13	35
75	11	33
76	10	31
77	11	35
78	11	36
79	11	38
1980	13	50
81	15	52
82	15	50
83	16	46
84	14	40
85	16	42
86	17	41
87	19	44
88	17	39
89	16	38
90	10	30

Source: Canada Housing and Mortgage Corporation

Apartment starts in the Toronto area have always been a major proportion of total provincial apartment starts. Since 1971, the Toronto share has fluctuated between 37 and 57 per cent. When compared with the apartment starts at national level, starts in the Toronto area have been fluctuating between 10 and 25 per cent. A rapidly increasing population, rising single home prices, and a shortage of available land for singles and semis, have fuelled apartment starts since 1986. In 1989, the share of the Toronto CMA reached a record high of 57 per cent at the provincial level and a record high of 25 per cent at the national level. As a result of an oversupplied situation on the condominium market, Toronto apartment starts fell further than the provincial and national apartment

starts. The share of the Toronto apartment starts declined to 49 per cent provincially and to 17 per cent nationally in 1990.

In terms of single detached units, the share of Toronto starts in the national starts figures increased in 1981, and peaked at 20 per cent in 1986-87. Since then, this share has declined to 7 per cent in 1990. Toronto's share in row unit starts at the provincial level has been relatively stable in the last six years. Since 1983, this share fluctuated between 22 and 27 per cent. In 1985, Toronto CMA's share of national starts reached a low of 10 per cent. Its share increased moderately to 16 per cent in 1988 before declining again to 11 per cent in 1990.

**Percentage Share of Housing Starts for Toronto CMA
In Total National and Provincial Housing Starts**

	<u>% National</u>				<u>% Provincial</u>			
	Singles	Semis	Row	Apt.	Singles	Semis	Row	Apt.
1971	7	27	16	20	22	50	34	48
72	8	40	21	20	24	67	40	43
73	6	29	34	19	19	49	49	42
74	5	23	27	23	18	42	43	47
75	6	23	22	15	22	42	39	42
76	5	20	22	11	19	38	42	37
77	5	22	23	13	20	39	44	45
78	6	15	22	16	22	34	49	48
79	7	30	23	10	26	62	53	40
80	9	29	20	15	40	69	60	55
81	14	29	16	13	51	61	50	50
82	16	13	13	15	49	38	37	55
83	15	4	11	20	45	25	24	56
84	17	4	12	11	42	28	24	40
85	19	7	10	14	43	23	22	47
86	20	5	14	12	43	17	25	44
87	20	9	15	19	43	28	25	56
88	15	3	16	24	34	11	27	55
89	13	2	14	25	31	8	26	57
90	7	2	11	17	22	8	22	49

Source: Canada Housing and Mortgage Corporation

Toronto's leading role in the apartment sector, as explained before, can also be illustrated by comparing the number of units per apartment building. In December 1990, an average of 142 units per structure was recorded for all the buildings under

construction in the Toronto area. The corresponding average for the country was 30 units. All those projects currently under construction, with more than 250 units, 22 in total, are located within the Toronto CMA.

**Size of Apartment Buildings Under Construction
Toronto CMA & Canada
December 1990**

# of units in the Structure	<u>Toronto CMA</u>		<u>Canada</u>	
	<u>No. of Structures</u>	<u>% of all Structures</u>	<u>No. of Structures</u>	<u>% of all Structures</u>
< 10	18	15	912	55
10 - 50	19	16	454	28
50 - 100	13	11	147	9
100 - 150	22	19	55	3
150 - 200	5	4	19	1
200 - 250	20	17	25	2
250 - 300	11	9	11	1
> 300	11	9	11	1
TOTAL	119	100%	1634	100%
Average # of units	142		30	

Source: Canada Housing and Mortgage Corporation

Resale Market

The importance of the Toronto resale market is measured by comparing various statistics of the Toronto Real Estate Board with similar statistics for the whole nation.

After reaching a record 52,919 MLS transactions or 19 per cent of the national total in 1986, the number of sales transactions in Toronto declined to 26,779 in 1990, representing 11 per cent of national sales. At a national level, the number of residential transactions continued to increase until 1989. In that

year, the number of residential transactions reached a record high of 322,382. This number declined to 249,886 transactions in 1990.

When comparing the value of residential sales in Toronto, with the rest of the nation, Toronto's share is higher. This is a result of the average residential price in Toronto being more than 70 per cent higher than the average for the whole nation. Since 1980, Toronto's share of the residential sales volume has been between 18 and 28 per cent of the national volume.

**Residential Transactions MLS
Toronto CMA / Canada**

	# of transactions			sales volume in \$ mln.		
	Toronto REB District	Toronto REB Canada		District	Canada	
1980	26,017	161,981	16%	1,969	10,860	18%
1981	29,625	162,194	18	2,672	12,406	22
1982	25,336	153,900	16	2,419	11,158	22
1983	30,046	181,079	17	3,053	13,900	22
1984	31,905	195,795	16	3,264	14,986	22
1985	45,509	259,344	18	4,965	20,949	24
1986	52,919	274,473	19	7,352	26,057	28
1987	43,475	279,983	16	8,221	31,179	26
1988	49,381	319,493	15	11,340	42,006	27
1989	38,960	322,382	12	10,663	47,964	22
1990	26,779	249,886	11	6,829	35,842	19

Source: The Canadian and Toronto Real Estate Boards

Until the beginning of the eighties, the annual price changes in the Toronto area were similar to the price changes at the national level. Since then, the annual price increases in the Toronto area have been higher than the national average. This caused a widening gap between the average price in Toronto and the average price at the national level.

After double digit percentage increases in the second half of the eighties, the average price of a resale house in the Toronto area declined by 7 per cent to \$255,020 in 1990. At a national level, the average price declined by 4 per cent to \$143,433 in 1990.

1979	5	8
1980	7	14
1981	19	13
1982	6	-5
1983	6	6
1984	1	0
1985	7	6
1986	27	18
1987	36	17
1988	21	18
1989	19	13
1990	-7	-4

Source: The Canadian and Toronto Real Estate Boards

Year to Year Price Changes (%)

Year	Toronto REB District	Canada
1967	13	9
1968	11	11
1969	8	9
1970	2	1
1971	3	5
1972	7	8
1973	25	21
1974	30	27
1975	9	19
1976	7	8
1977	5	4
1978	4	4

A large portion of Canada's real estate professionals are operating in the Toronto market, given its importance. The Toronto Real Estate Board, with almost 25,000 registered sales agents and brokers, is one of the largest in the world. Despite a decline in transactions since 1988, the number of salespeople continued to increase to above the 26,000 level at the end of 1989. In December 1990, a total of 24,841 sales persons and brokers were registered at the Toronto Real Estate Board.

Since 1988, both the residential and total MLS sales volume per person has been declining in the Toronto area. At a national level, such a decline started in 1989.

Number of Sales Persons and Average MLS Sales Volume

	# of Registered Sales Agent and Brokers			Resid. Sales Volume per Person (\$ 000)		Total Sales Volume per Person (\$ 000)	
	Toronto REB*	Canada		Toronto REB	Canada	Toronto REB	Canada
1986	17,072	66,983	25%	426	389	475	450
1987	19,486	73,548	26	418	424	523	508
1988	23,182	82,379	28	486	510	653	603
1989	26,176	89,941	29	405	533	526	618
1990	27,263	96,163	28	275	373	333	419

* December figures

Source: The Canadian and Toronto Real Estate Boards

For further information please contact Tom Valks at the Toronto Branch, (416) 781-2451.

NEW RESIDENTIAL CONSTRUCTION ACTIVITY

Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been

provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.*

* Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.*

* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

* Three and twelve month averages exclude the current month.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

— **DECEMBER 1990** —

-----DECEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
CMHC TORONTO BRANCH	1,475	729	-50.6%	2,261	667	-70.5%	3,736	1,396	-62.6%
GREATER TORONTO AREA	972	555	-42.9%	2,147	612	-71.5%	3,119	1,167	-62.6%
TORONTO CMA:	841	451	-46.4%	1,980	615	-68.9%	2,821	1,066	-62.2%
METRO TORONTO:	129	40	-69.0%	708	10	-98.6%	837	50	-94.0%
Toronto City	18	4	-77.8%	255	10	-96.1%	273	14	-94.9%
East York	1	1	.0%	0	0	N/A	1	1	.0%
Etobicoke	12	0	-100.0%	0	0	N/A	12	0	-100.0%
North York	72	23	-68.1%	0	0	N/A	72	23	-68.1%
Scarborough	25	11	-56.0%	447	0	-100.0%	472	11	-97.7%
York City	1	1	.0%	6	0	-100.0%	7	1	-85.7%
YORK REGION:	418	196	-53.1%	1,157	421	-63.6%	1,575	617	-60.8%
Aurora	13	12	-7.7%	0	0	N/A	13	12	-7.7%
East Gwillimbury	7	0	-100.0%	0	0	N/A	7	0	-100.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	211	4	-98.1%	50	0	-100.0%	261	4	-98.5%
King	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Markham	20	4	-80.0%	337	150	-55.5%	357	154	-56.9%
Newmarket	59	5	-91.5%	8	32	300.0%	67	37	-44.8%
Richmond Hill	37	134	262.2%	350	0	-100.0%	387	134	-65.4%
Vaughan	60	35	-41.7%	412	239	-42.0%	472	274	-41.9%
Whitchurch-Stouff.	7	0	-100.0%	0	0	N/A	7	0	-100.0%
PEEL REGION:	230	117	-49.1%	89	122	37.1%	319	239	-25.1%
Brampton	58	16	-72.4%	60	122	103.3%	118	138	16.9%
Caledon	11	50	354.5%	0	0	N/A	11	50	354.5%
Mississauga	161	51	-68.3%	29	0	-100.0%	190	51	-73.2%
HALTON REGION:	22	23	4.5%	26	3	-88.5%	48	26	-45.8%
Burlington **	1	1	.0%	0	3	N/A	1	4	300.0%
Halton Hills	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Milton	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Oakville	12	18	50.0%	26	0	-100.0%	38	18	-52.6%
REST OF TORONTO CMA:	43	76	76.7%	0	62	N/A	43	138	220.9%
Ajax	16	43	168.8%	0	0	N/A	16	43	168.8%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Bradford	0	0	N/A	0	0	N/A	0	0	N/A
Orangeville	0	0	N/A	0	16	N/A	0	16	N/A
Pickering	11	19	72.7%	0	46	N/A	11	65	490.9%
Tecumseth	0	2	N/A	0	0	N/A	0	2	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	16	11	-31.3%	0	0	N/A	16	11	-31.3%
West Gwillimbury	0	1	N/A	0	0	N/A	0	1	N/A
Mono Township **	0	2	N/A	0	0	N/A	0	2	N/A
DURHAM REGION:	173	179	3.5%	167	56	-66.5%	340	235	-30.9%
OSHAWA CMA:	89	93	4.5%	167	10	-94.0%	256	103	-59.8%
Oshawa City	3	2	-33.3%	18	6	-66.7%	21	8	-61.9%
Newcastle	72	60	-16.7%	0	4	N/A	72	64	-11.1%
Whitby	14	31	121.4%	149	0	-100.0%	163	31	-81.0%
REST OF DURHAM:	84	86	2.4%	0	46	N/A	84	132	57.1%
Ajax	16	43	168.8%	0	0	N/A	16	43	168.8%
Brock	1	3	200.0%	0	0	N/A	1	3	200.0%
Pickering	11	19	72.7%	0	46	N/A	11	65	490.9%
Scugog	40	10	-75.0%	0	0	N/A	40	10	-75.0%
Uxbridge	16	11	-31.3%	0	0	N/A	16	11	-31.3%
SIMCOE COUNTY:	70	83	18.6%	40	16	-60.0%	110	99	-10.0%
BARRIE CA:	28	43	53.6%	0	0	N/A	28	43	53.6%
Barrie City	12	33	175.0%	0	0	N/A	12	33	175.0%
Innisfil	14	8	-42.9%	0	0	N/A	14	8	-42.9%
Vespra	2	2	.0%	0	0	N/A	2	2	.0%
COLLINGWOOD CA:	2	1	-50.0%	0	0	N/A	2	1	-50.0%

** not part of the Toronto CMA

-----DECEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	12	16	33.3%	0	0	N/A	12	16	33.3%
Midland Town	0	0	N/A	0	0	N/A	0	0	N/A
Penetanguishene	1	1	.0%	0	0	N/A	1	1	.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tiny Township	0	1	N/A	0	0	N/A	0	1	N/A
Victoria Harbour	10	14	40.0%	0	0	N/A	10	14	40.0%
ORILLIA CA:	13	14	7.7%	2	10	400.0%	15	24	60.0%
Orillia City	13	0	-100.0%	2	10	400.0%	15	10	-33.3%
Orillia Township	0	14	N/A	0	0	N/A	0	14	N/A
REST OF SIMCOE COUNTY:	15	9	-40.0%	38	6	-84.2%	53	15	-71.7%
Adjala	7	5	-28.6%	0	0	N/A	7	5	-28.6%
Alliston	8	1	-87.5%	38	6	-84.2%	46	7	-84.8%
Beeton	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth	0	2	N/A	0	0	N/A	0	2	N/A
Tottenham	0	0	N/A	0	0	N/A	0	0	N/A
West Gwillimbury	0	1	N/A	0	0	N/A	0	1	N/A
Bradford	0	0	N/A	0	0	N/A	0	0	N/A
MUSKOKA DISTRICT:	90	41	-54.4%	71	2	-97.2%	161	43	-73.3%
Bracebridge	50	21	-58.0%	40	2	-95.0%	90	23	-74.4%
Gravenhurst	17	8	-52.9%	19	0	-100.0%	36	8	-77.8%
Huntsville	23	12	-47.8%	12	0	-100.0%	35	12	-65.7%
VICTORIA/HALIBURTON:	61	12	-80.3%	0	0	N/A	61	12	-80.3%
LINDSAY CA:	28	0	-100.0%	0	0	N/A	28	0	-100.0%
Lindsay Town	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Ops Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
REST OF VICTORIA/HALIBURTON:	33	12	-63.6%	0	0	N/A	33	12	-63.6%
Fenelon Township	6	6	.0%	0	0	N/A	6	6	.0%
Laxton Township	8	1	-87.5%	0	0	N/A	8	1	-87.5%
Mariposa Township	19	5	-73.7%	0	0	N/A	19	5	-73.7%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	205	13	-93.7%	3	40	1233.3%	208	53	-74.5%
PETERBOROUGH CA:	177	10	-94.4%	3	40	1233.3%	180	50	-72.2%
Peterborough City	168	6	-96.4%	3	40	1233.3%	171	46	-73.1%
Dummer Township	2	2	.0%	0	0	N/A	2	2	.0%
Duoro Township	0	1	N/A	0	0	N/A	0	1	N/A
Ennismore Township	0	0	N/A	0	0	N/A	0	0	N/A
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Smith Township	6	1	-83.3%	0	0	N/A	6	1	-83.3%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	28	3	-89.3%	0	0	N/A	28	3	-89.3%
NORTHUMBERLAND COUNTY:	78	26	-66.7%	0	0	N/A	78	26	-66.7%
COBOURG CA:	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Cobourg	1	0	-100.0%	0	0	N/A	1	0	-100.0%
REST OF NORTHUMBERLAND:	77	26	-66.2%	0	0	N/A	77	26	-66.2%
Port Hope	10	0	-100.0%	0	0	N/A	10	0	-100.0%
Murray Township	23	5	-78.3%	0	0	N/A	23	5	-78.3%
Brighton Township	24	5	-79.2%	0	0	N/A	24	5	-79.2%
Hope Township	1	6	500.0%	0	0	N/A	1	6	500.0%
Percy Township	15	7	-53.3%	0	0	N/A	15	7	-53.3%
Hamilton Township	4	3	-25.0%	0	0	N/A	4	3	-25.0%

-----JANUARY-DECEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
TORONTO BRANCH	25,137	11,998	-52.3%	22,098	14,928	-32.4%	47,235	26,926	-43.0%
GREATER TORONTO AREA	19,538	8,518	-56.4%	19,928	12,713	-36.2%	39,466	21,231	-46.2%
TORONTO CMA:	16,529	7,067	-57.2%	18,655	11,656	-37.5%	35,184	18,723	-46.8%
METRO TORONTO:	2,099	1,057	-49.6%	9,259	5,865	-36.7%	11,358	6,922	-39.1%
Toronto City	119	87	-26.9%	2,948	1,082	-63.3%	3,067	1,169	-61.9%
East York	43	44	2.3%	595	44	-92.6%	638	88	-86.2%
Etobicoke	139	390	180.6%	773	1,926	149.2%	912	2,316	153.9%
North York	691	320	-53.7%	559	938	67.8%	1,250	1,258	.6%
Scarborough	1,014	185	-81.8%	3,332	1,843	-44.7%	4,346	2,028	-53.3%
York City	93	31	-66.7%	1,052	32	-97.0%	1,145	63	-94.5%
YORK REGION:	6,316	2,583	-59.1%	2,862	2,202	-23.1%	9,178	4,785	-47.9%
Aurora	450	179	-60.2%	24	56	133.3%	474	235	-50.4%
East Gwillimbury	115	37	-67.8%	0	0	N/A	115	37	-67.8%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	936	230	-75.4%	207	165	-20.3%	1,143	395	-65.4%
King	185	39	-78.9%	0	0	N/A	185	39	-78.9%
Markham	1,014	430	-57.6%	883	491	-44.4%	1,897	921	-51.4%
Newmarket	832	514	-38.2%	134	225	67.9%	966	739	-23.5%
Richmond Hill	1,322	674	-49.0%	1,000	494	-50.6%	2,322	1,168	-49.7%
Vaughan	1,279	427	-66.6%	614	771	25.6%	1,893	1,198	-36.7%
Whitchurch-Stouff.	183	53	-71.0%	0	0	N/A	183	53	-71.0%
PEEL REGION:	4,490	1,966	-56.2%	5,266	2,112	-59.9%	9,756	4,078	-58.2%
Brampton	1,621	692	-57.3%	628	962	53.2%	2,249	1,654	-26.5%
Caledon	232	197	-15.1%	0	0	N/A	232	197	-15.1%
Mississauga	2,637	1,077	-59.2%	4,638	1,150	-75.2%	7,275	2,227	-69.4%
HALTON REGION:	2,190	543	-75.2%	1,177	1,120	-4.8%	3,367	1,663	-50.6%
Burlington **	516	270	-47.7%	475	233	-50.9%	991	503	-49.2%
Halton Hills	489	30	-93.9%	126	33	-73.8%	615	63	-89.8%
Milton	75	35	-53.3%	26	154	492.3%	101	189	87.1%
Oakville	1,110	208	-81.3%	550	700	27.3%	1,660	908	-45.3%
REST OF TORONTO CMA:	1,950	1,188	-39.1%	566	590	4.2%	2,516	1,778	-29.3%
Ajax	840	765	-8.9%	380	272	-28.4%	1,220	1,037	-15.0%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Bradford	72	12	-83.3%	6	2	-66.7%	78	14	-82.1%
Orangeville	176	4	-97.7%	4	84	2000.0%	180	88	-51.1%
Pickering	529	207	-60.9%	121	181	49.6%	650	388	-40.3%
Tecumseth	81	85	4.9%	0	43	N/A	81	128	58.0%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
Uxbridge	119	57	-52.1%	55	0	-100.0%	174	57	-67.2%
West Gwillimbury	84	57	-32.1%	0	0	N/A	84	57	-32.1%
Mono Township **	13	22	69.2%	0	0	N/A	13	22	69.2%
DURHAM REGION:	4,443	2,369	-46.7%	1,364	1,414	3.7%	5,807	3,783	-34.9%
OSHAWA CMA:	2,701	1,230	-54.5%	808	959	18.7%	3,509	2,189	-37.6%
Oshawa City	539	99	-81.6%	348	388	11.5%	887	487	-45.1%
Newcastle	1,285	577	-55.1%	94	175	86.2%	1,379	752	-45.5%
Whitby	877	554	-36.8%	366	396	8.2%	1,243	950	-23.6%
REST OF DURHAM:	1,742	1,139	-34.6%	556	455	-18.2%	2,298	1,594	-30.6%
Ajax	840	765	-8.9%	380	272	-28.4%	1,220	1,037	-15.0%
Brock	107	43	-59.8%	0	0	N/A	107	43	-59.8%
Pickering	529	207	-60.9%	121	181	49.6%	650	388	-40.3%
Scugog	147	67	-54.4%	0	2	N/A	147	69	-53.1%
Uxbridge	119	57	-52.1%	55	0	-100.0%	174	57	-67.2%
SIMCOE COUNTY:	3,301	2,223	-32.7%	1,731	1,817	5.0%	5,032	4,040	-19.7%
BARRIE CA:	2,028	1,390	-31.5%	887	1,305	47.1%	2,915	2,695	-7.5%
Barrie City	1,150	1,098	-4.5%	887	1,305	47.1%	2,037	2,403	18.0%
Innisfil	715	195	-72.7%	0	0	N/A	715	195	-72.7%
Vespra	163	97	-40.5%	0	0	N/A	163	97	-40.5%
COLLINGWOOD CA:	100	47	-53.0%	528	177	-66.5%	628	224	-64.3%

** not part of the Toronto CMA

-----JANUARY-DECEMBER HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE	1989	1990	PERCENT CHANGE
MIDLAND CA:	459	323	-29.6%	177	29	-83.6%	636	352	-44.7%
Midland Town	108	54	-50.0%	125	23	-81.6%	233	77	-67.0%
Penetanguishene	119	33	-72.3%	46	4	-91.3%	165	37	-77.6%
Christian Island	16	0	-100.0%	0	0	N/A	16	0	-100.0%
Port McNicoll	12	9	-25.0%	0	0	N/A	12	9	-25.0%
Tay Township	97	67	-30.9%	0	0	N/A	97	67	-30.9%
Tiny Township	44	118	168.2%	0	2	N/A	44	120	172.7%
Victoria Harbour	63	42	-33.3%	6	0	-100.0%	69	42	-39.1%
ORILLIA CA:	360	205	-43.1%	93	229	146.2%	453	434	-4.2%
Orillia City	190	88	-53.7%	93	229	146.2%	283	317	12.0%
Orillia Township	170	117	-31.2%	0	0	N/A	170	117	-31.2%
REST OF SIMCOE COUNTY:	354	258	-27.1%	46	77	67.4%	400	335	-16.3%
Adjala	44	22	-50.0%	0	0	N/A	44	22	-50.0%
Alliston	24	81	237.5%	40	24	-40.0%	64	105	64.1%
Beeton	26	0	-100.0%	0	0	N/A	26	0	-100.0%
Tecumseth	81	85	4.9%	0	43	N/A	81	128	58.0%
Tottenham	23	1	-95.7%	0	8	N/A	23	9	-60.9%
West Gwillimbury	84	57	-32.1%	0	0	N/A	84	57	-32.1%
Bradford	72	12	-83.3%	6	2	-66.7%	78	14	-82.1%
MUSKOKA COUNTY:	513	375	-26.9%	492	148	-69.9%	1,005	523	-48.0%
Bracebridge	180	140	-22.2%	131	64	-51.1%	311	204	-34.4%
Gravenhurst	66	41	-37.9%	122	16	-86.9%	188	57	-69.7%
Huntsville	267	194	-27.3%	239	68	-71.5%	506	262	-48.2%
VICTORIA/HALIBURTON:	445	240	-46.1%	83	128	54.2%	528	368	-30.3%
LINDSAY CA:	257	141	-45.1%	83	128	54.2%	340	269	-20.9%
Lindsay Town	208	116	-44.2%	83	128	54.2%	291	244	-16.2%
Ops Township	49	25	-49.0%	0	0	N/A	49	25	-49.0%
REST OF VICTORIA/HALIBURTON:	188	99	-47.3%	0	0	N/A	188	99	-47.3%
Fenelon Township	69	43	-37.7%	0	0	N/A	69	43	-37.7%
Laxton Township	18	14	-22.2%	0	0	N/A	18	14	-22.2%
Mariposa Township	101	42	-58.4%	0	0	N/A	101	42	-58.4%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	956	489	-48.8%	195	235	20.5%	1,151	724	-37.1%
PETERBOROUGH CA:	843	450	-46.6%	195	235	20.5%	1,038	685	-34.0%
Peterborough City	507	270	-46.7%	195	235	20.5%	702	505	-28.1%
Dummer Township	57	55	-3.5%	0	0	N/A	57	55	-3.5%
Duoro Township	26	16	-38.5%	0	0	N/A	26	16	-38.5%
Ennismore Township	72	38	-47.2%	0	0	N/A	72	38	-47.2%
Indian Reserves 35, 36	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Lakefield	19	2	-89.5%	0	0	N/A	19	2	-89.5%
North Monaghan	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Otonabee Township	53	24	-54.7%	0	0	N/A	53	24	-54.7%
Smith Township	104	45	-56.7%	0	0	N/A	104	45	-56.7%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	113	39	-65.5%	0	0	N/A	113	39	-65.5%
NORTHUMBERLAND COUNTY:	900	423	-53.0%	144	120	-16.7%	1,044	543	-48.0%
COBOURG CA:	260	140	-46.2%	144	120	-16.7%	404	260	-35.6%
Cobourg	260	140	-46.2%	144	120	-16.7%	404	260	-35.6%
REST OF NORTHUMBERLAND:	640	283	-55.8%	0	0	N/A	640	283	-55.8%
Port Hope	178	13	-92.7%	0	0	N/A	178	13	-92.7%
Murray Township	93	97	4.3%	0	0	N/A	93	97	4.3%
Brighton Township	91	43	-52.7%	0	0	N/A	91	43	-52.7%
Hope Township	37	31	-16.2%	0	0	N/A	37	31	-16.2%
Percy Township	69	28	-59.4%	0	0	N/A	69	28	-59.4%
Hamilton Township	172	71	-58.7%	0	0	N/A	172	71	-58.7%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,850	120	60	149	2,083	8	506	64	1,235	281	3,824	8,075
STARTS - Current Month	729	10	38	18	225	0	58	46	272	102	555	1,396
- Year-To-Date 1990	11,998	358	1,091	614	6,693	641	2,113	347	3,071	2,693	11,877	26,926
- Year-To-Date 1989	25,137	349	1,084	1,281	14,207	69	1,909	604	2,595	3,038	18,711	47,235
Under Construction - 1990	8,676	175	738	602	12,543	143	2,327	354	4,137	1,837	19,007	29,695
- 1989	15,326	228	422	815	18,713	6	2,240	466	3,103	1,709	24,056	41,319
COMPLETIONS - Current Month	1,443	32	68	79	518	75	195	99	287	321	1,000	2,796
- Year-To-Date 1990	18,604	418	698	846	11,577	453	2,756	557	2,315	2,554	16,648	38,224
- Year-To-Date 1989	25,641	402	1,518	1,426	14,146	30	3,647	590	2,781	3,564	20,574	50,181
Completed & Not Absorbed - 1990	1,313	68	103	85	967	135	534	0	0	323	1,501	3,205
- 1989	651	19	305	125	810	0	966	9	0	439	1,776	2,885
Total Supply - 1990	13,839	363	901	836	15,593	286	3,367	418	5,372	2,441	24,332	40,975
- 1989	19,338	482	770	1,251	23,835	15	3,752	501	4,069	2,537	31,656	54,013
Absorptions - Current Month	1,563	35	52	41	644	94	142	99	287	286	1,073	2,957
- 3 Month Average	1,432	37	98	38	949	57	154	8	121	201	1,224	2,894
- 12 Month Average	1,569	30	82	88	943	19	278	57	191	246	1,412	3,257
GREATER TORONTO AREA												
Pending Starts	3,255	89	60	164	2,035	8	369	64	1,120	296	3,524	7,164
STARTS - Current Month	555	8	35	14	225	0	12	46	272	95	509	1,167
- Year-To-Date 1990	8,518	236	978	623	6,059	508	1,835	287	2,187	2,396	10,081	21,231
- Year-To-Date 1989	19,538	208	973	1,124	12,932	55	1,488	580	2,568	2,732	16,988	39,466
Under Construction - 1990	6,848	138	667	588	12,057	143	2,172	294	3,417	1,692	17,646	26,324
- 1989	12,526	166	339	585	17,765	0	2,080	499	3,103	1,423	22,948	37,063
COMPLETIONS - Current Month	973	16	48	70	352	75	182	23	188	216	722	1,927
- Year-To-Date 1990	14,148	266	576	638	10,519	455	2,436	457	2,196	2,126	15,151	31,691
- Year-To-Date 1989	20,729	270	1,481	1,405	13,879	18	3,083	464	2,517	3,368	19,479	43,846
Completed & Not Absorbed - 1990	1,092	50	100	110	912	135	432	0	0	345	1,344	2,831
- 1989	569	16	301	174	694	0	875	9	0	484	1,569	2,638
Total Supply - 1990	11,195	277	827	862	15,004	286	2,973	358	4,537	2,333	22,514	36,319
- 1989	15,771	382	701	1,022	22,625	9	3,437	534	4,004	2,266	30,066	48,485
Absorptions - Current Month	1,041	17	34	38	487	94	115	23	188	189	790	2,037
- 3 Month Average	1,033	24	65	23	886	57	135	0	114	145	1,135	2,337
- 12 Month Average	1,184	19	73	73	872	14	242	60	187	220	1,301	2,724
TORONTO CMA												
Pending Starts	2,882	75	60	95	2,034	8	369	94	1,040	257	3,443	6,657
STARTS - Current Month	451	10	32	14	225	0	8	54	272	100	505	1,066
- Year-To-Date 1990	7,067	180	785	466	5,901	281	1,559	335	2,149	1,867	9,609	18,723
- Year-To-Date 1989	16,529	172	963	695	12,382	55	1,441	570	2,377	2,283	16,200	35,184
Under Construction - 1990	5,901	100	572	479	11,562	43	1,958	342	3,417	1,436	16,937	24,374
- 1989	10,337	120	339	403	17,215	0	2,092	372	2,892	1,114	22,199	33,770
COMPLETIONS - Current Month	811	10	5	69	352	33	164	23	150	130	666	1,617
- Year-To-Date 1990	11,471	216	427	459	10,409	271	2,349	387	1,947	1,544	14,705	27,936
- Year-To-Date 1989	17,852	212	1,330	980	13,344	18	2,680	464	2,517	2,792	18,541	39,397
Completed & Not Absorbed - 1990	1,055	37	67	81	904	108	403	0	0	256	1,307	2,655
- 1989	520	7	301	96	678	0	848	9	0	406	1,526	2,459
Total Supply - 1990	9,838	212	699	655	14,500	159	2,730	436	4,457	1,949	21,687	33,686
- 1989	12,866	247	683	762	21,979	9	3,379	407	3,755	1,861	29,113	44,087
Absorptions - Current Month	875	14	12	30	487	53	103	23	150	118	740	1,747
- 3 Month Average	844	21	52	21	886	37	130	0	114	110	1,130	2,105
- 12 Month Average	951	15	64	47	862	9	236	49	169	169	1,267	2,402

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	389	55	10	16	1,644	8	238	20	964	54	2,846	3,344
STARTS - Current Month	40	2	0	0	0	0	8	0	0	0	8	50
- Year-To-Date 1990	1,057	60	7	23	3,891	6	1,104	26	748	62	5,743	6,922
- Year-To-Date 1989	2,099	108	169	168	6,562	0	440	178	1,634	515	8,636	11,358
Under Construction - 1990	897	40	31	68	7,683	6	965	18	1,774	123	10,422	11,482
- 1989	1,468	52	66	84	10,142	0	730	40	1,832	190	12,704	14,411
COMPLETIONS - Current Month	93	6	0	0	352	0	6	0	0	0	358	457
- Year-To-Date 1990	1,629	72	39	45	5,440	0	1,532	48	1,134	132	8,106	9,939
- Year-To-Date 1989	2,083	108	139	142	8,011	0	1,010	157	2,036	438	11,057	13,686
Completed & Not Absorbed - 1990	155	18	28	13	206	0	97	0	0	41	303	517
- 1989	45	2	44	22	216	0	103	0	0	66	319	432
Total Supply - 1990	1,441	113	69	97	9,533	14	1,300	38	2,738	218	13,571	15,343
- 1989	1,833	160	132	145	13,914	9	1,122	66	2,387	352	17,423	19,768
Absorptions - Current Month	88	8	3	0	433	0	25	0	0	3	458	557
- 3 Month Average	117	2	8	7	410	0	35	0	48	15	493	627
- 12 Month Average	133	5	4	5	432	0	131	14	114	23	677	838
TORONTO CITY												
Pending Starts	41	42	3	0	1,017	3	90	0	464	6	1,571	1,660
STARTS - Current Month	4	2	0	0	0	0	8	0	0	0	8	14
- Year-To-Date 1990	87	16	7	0	664	6	172	18	199	31	1,035	1,169
- Year-To-Date 1989	119	40	146	6	1,753	0	255	40	708	192	2,716	3,067
Under Construction - 1990	77	16	31	6	2,179	6	31	18	773	61	2,983	3,137
- 1989	89	22	54	6	3,532	0	251	40	706	100	4,489	4,700
COMPLETIONS - Current Month	8	0	0	0	352	0	6	0	0	0	358	366
- Year-To-Date 1990	102	22	27	0	1,942	0	273	40	460	67	2,675	2,866
- Year-To-Date 1989	104	52	114	0	2,432	0	475	0	1,058	114	3,965	4,235
Completed & Not Absorbed - 1990	17	3	28	0	49	0	68	0	0	28	117	165
- 1989	1	1	40	0	0	0	103	0	0	40	103	145
Total Supply - 1990	135	61	62	6	3,245	9	189	18	1,237	95	4,671	4,962
- 1989	143	114	116	6	5,226	2	487	58	1,032	182	6,745	7,184
Absorptions - Current Month	6	0	0	0	414	0	14	0	0	0	428	434
- 3 Month Average	5	0	8	0	17	0	18	0	25	8	60	73
- 12 Month Average	7	2	3	0	123	0	29	3	51	6	203	218
EAST YORK												
Pending Starts	11	2	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	44	0	0	0	44	0	0	0	0	0	44	88
- Year-To-Date 1989	43	0	0	0	426	0	169	0	0	0	595	638
Under Construction - 1990	25	0	0	0	433	0	0	0	0	0	433	458
- 1989	34	0	0	0	426	0	169	0	0	0	595	629
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	53	0	0	0	206	0	0	0	0	0	206	259
- Year-To-Date 1989	32	2	0	0	35	0	0	0	0	0	35	69
Completed & Not Absorbed - 1990	7	0	0	0	51	0	0	0	0	0	51	58
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	43	2	0	0	484	0	0	0	0	0	484	529
- 1989	49	3	0	0	426	0	169	0	0	0	595	647
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	4	0	0	0	13	0	0	0	0	0	13	17

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	159	0	0	0	45	0	2	0	100	0	147	306
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	390	12	0	0	1,017	0	778	0	119	0	1,914	2,316
- Year-To-Date 1989	139	12	0	33	695	0	15	18	0	51	710	912
Under Construction - 1990	239	6	0	39	1,419	0	780	0	119	39	2,318	2,602
- 1989	105	4	0	33	1,151	0	10	0	110	33	1,271	1,413
COMPLETIONS - Current Month	39	4	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	255	10	0	0	254	0	465	0	110	0	829	1,094
- Year-To-Date 1989	260	12	0	0	1,097	0	406	37	153	37	1,656	1,965
Completed & Not Absorbed - 1990	15	4	0	0	11	0	0	0	0	0	11	30
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	413	10	0	39	1,475	0	782	0	219	39	2,476	2,938
- 1989	117	4	0	33	1,196	0	10	0	110	33	1,316	1,470
Absorptions - Current Month	39	3	0	0	0	0	4	0	0	0	4	46
- 3 Month Average	39	0	0	0	81	0	3	0	0	0	84	123
- 12 Month Average	18	0	0	0	20	0	39	0	9	0	68	86
NORTH YORK												
Pending Starts	110	0	0	0	0	0	0	0	0	0	0	110
STARTS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	320	4	0	23	709	0	0	0	202	23	911	1,258
- Year-To-Date 1989	691	0	23	11	293	0	0	0	232	34	525	1,250
Under Construction - 1990	308	4	0	23	681	0	0	0	202	23	883	1,218
- 1989	524	0	12	11	667	0	0	0	322	23	989	1,536
COMPLETIONS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	536	0	12	11	667	0	0	0	322	23	989	1,548
- Year-To-Date 1989	549	0	11	0	2,875	0	0	0	123	11	2,998	3,558
Completed & Not Absorbed - 1990	90	0	0	0	53	0	0	0	0	0	53	143
- 1989	11	0	4	0	205	0	0	0	0	4	205	220
Total Supply - 1990	508	4	0	23	734	0	0	0	202	23	936	1,471
- 1989	639	0	16	34	874	0	0	0	322	50	1,196	1,885
Absorptions - Current Month	30	0	3	0	5	0	0	0	0	3	5	38
- 3 Month Average	25	0	0	0	10	0	0	0	23	0	33	58
- 12 Month Average	40	0	1	1	82	0	0	0	29	2	111	153
SCARBOROUGH												
Pending Starts	54	2	7	16	350	5	142	20	275	48	767	871
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	185	4	0	0	1,457	0	154	0	228	0	1,839	2,028
- Year-To-Date 1989	1,014	8	0	118	2,926	0	0	120	160	238	3,086	4,346
Under Construction - 1990	230	0	0	0	2,913	0	154	0	340	0	3,407	3,637
- 1989	681	8	0	34	3,897	0	300	0	160	34	4,357	5,080
COMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	635	12	0	34	1,963	0	794	0	48	34	2,805	3,486
- Year-To-Date 1989	1,060	4	14	142	1,445	0	126	120	492	276	2,063	3,403
Completed & Not Absorbed - 1990	19	1	0	13	42	0	29	0	0	13	71	104
- 1989	32	0	0	22	11	0	0	0	0	22	11	65
Total Supply - 1990	303	3	7	29	3,305	5	325	20	615	61	4,245	4,612
- 1989	829	12	0	72	5,723	7	455	0	389	79	6,567	7,487
Absorptions - Current Month	9	2	0	0	14	0	7	0	0	0	21	32
- 3 Month Average	44	1	0	7	302	0	14	0	0	7	316	368
- 12 Month Average	60	1	0	4	160	0	63	10	9	14	232	307

DECEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRA. TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	14	9	0	0	232	0	4	0	125	0	361	384
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	31	24	0	0	0	0	0	8	0	8	0	63
- Year-To-Date 1989	93	48	0	0	469	0	1	0	534	0	1,004	1,145
Under Construction - 1990	18	14	0	0	58	0	0	0	340	0	398	430
- 1989	35	18	0	0	469	0	0	0	534	0	1,003	1,056
COMPLETIONS - Current Month	2	2	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	48	28	0	0	408	0	0	8	194	8	602	686
- Year-To-Date 1989	78	38	0	0	127	0	3	0	210	0	340	456
Completed & Not Absorbed - 1990	7	10	0	0	0	0	0	0	0	0	0	17
- 1989	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	39	33	0	0	290	0	4	0	465	0	759	831
- 1989	56	27	0	0	469	0	1	8	534	8	1,004	1,095
Absorptions - Current Month	1	3	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	3	1	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	4	2	0	0	34	0	0	1	16	1	50	57
YORK REGION												
Pending Starts	1,027	0	0	28	258	0	131	0	0	28	389	1,444
STARTS - Current Month	196	0	32	14	225	0	0	0	150	46	375	617
- Year-To-Date 1990	2,583	0	259	65	1,127	60	218	79	394	463	1,739	4,785
- Year-To-Date 1989	6,316	6	92	46	1,977	0	147	209	385	347	2,509	9,178
Under Construction - 1990	2,121	2	260	73	2,002	37	218	62	736	432	2,956	5,511
- 1989	3,716	12	62	58	2,422	0	144	149	385	269	2,951	6,948
COMPLETIONS - Current Month	251	0	0	0	0	0	0	23	0	23	0	274
- Year-To-Date 1990	4,178	12	28	84	1,520	23	0	156	35	291	1,555	6,036
- Year-To-Date 1989	6,860	36	74	239	1,592	3	0	140	156	456	1,748	9,100
Completed & Not Absorbed - 1990	390	6	0	19	251	8	0	0	0	27	251	674
- 1989	282	0	12	0	12	0	0	0	0	12	12	306
Total Supply - 1990	3,538	8	260	120	2,511	45	349	62	736	487	3,596	7,629
- 1989	4,803	12	74	106	2,649	0	144	149	385	329	3,178	8,322
Absorptions - Current Month	276	0	0	0	46	0	0	23	0	23	46	345
- 3 Month Average	326	0	0	8	88	5	0	0	0	13	88	427
- 12 Month Average	356	1	5	6	121	1	0	18	3	30	124	511
AURORA												
Pending Starts	133	0	0	0	0	0	0	0	0	0	0	133
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	179	0	6	0	50	0	0	0	0	6	50	235
- Year-To-Date 1989	450	0	0	0	21	0	3	0	0	0	24	474
Under Construction - 1990	163	0	6	0	50	0	0	0	0	6	50	219
- 1989	254	0	0	0	21	0	0	0	0	0	21	275
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	270	0	0	0	21	0	0	0	0	0	21	291
- Year-To-Date 1989	321	0	0	98	154	3	0	23	0	124	154	599
Completed & Not Absorbed - 1990	42	0	0	0	4	0	0	0	0	0	4	46
- 1989	27	0	0	0	0	0	0	0	0	0	0	27
Total Supply - 1990	338	0	6	0	54	0	0	0	0	6	54	398
- 1989	295	0	0	0	21	0	0	0	0	0	21	316
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	22	0	0	0	1	0	0	1	0	1	1	24

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1989	115	0	0	0	0	0	0	0	0	0	0	115
Under Construction - 1990	17	0	0	0	0	0	0	0	0	0	0	17
- 1989	49	0	0	0	0	0	0	0	0	0	0	49
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	69	0	0	0	0	0	0	0	0	0	0	69
- Year-To-Date 1989	172	0	0	0	0	0	0	0	0	0	0	172
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1990	21	0	0	0	0	0	0	0	0	0	0	21
- 1989	52	0	0	0	0	0	0	0	0	0	0	52
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
GEORGINA TOWNSHIP												
Pending Starts	14	0	0	0	0	0	0	0	0	0	0	14
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	230	0	5	0	36	0	4	0	120	5	160	395
- Year-To-Date 1989	936	6	36	16	50	0	0	64	35	116	85	1,143
Under Construction - 1990	112	0	5	0	0	0	4	0	120	5	124	241
- 1989	509	12	6	16	50	0	0	28	35	50	85	656
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	627	12	6	16	86	0	0	28	35	50	121	810
- Year-To-Date 1989	731	36	30	48	0	0	0	77	60	155	60	982
Completed & Not Absorbed - 1990	22	6	0	1	12	0	0	0	0	1	12	41
- 1989	6	0	6	0	0	0	0	0	0	6	0	12
Total Supply - 1990	148	6	5	1	12	0	4	0	120	6	136	296
- 1989	590	12	12	16	50	0	0	28	35	56	85	743
Absorptions - Current Month	13	0	0	0	24	0	0	0	0	0	24	37
- 3 Month Average	38	0	0	0	0	0	0	0	0	0	0	38
- 12 Month Average	65	1	2	1	4	0	0	5	3	8	7	81
KING												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1989	185	0	0	0	0	0	0	0	0	0	0	185
Under Construction - 1990	40	0	0	0	0	0	0	0	0	0	0	40
- 1989	85	0	0	0	0	0	0	0	0	0	0	85
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	83	0	0	0	0	0	0	0	0	0	0	83
- Year-To-Date 1989	230	0	0	0	0	0	0	0	0	0	0	230
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1990	56	0	0	0	0	0	0	0	0	0	0	56
- 1989	111	0	0	0	0	0	0	0	0	0	0	111
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8

DECEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	160	0	0	0	0	0	0	0	0	0	0	160
STARTS - Current Month	4	0	0	0	0	0	0	0	150	0	150	154
- Year-To-Date 1990	430	0	0	0	341	0	0	0	150	0	491	921
- Year-To-Date 1989	1,014	0	0	0	883	0	0	0	0	0	883	1,897
Under Construction - 1990	437	0	0	0	840	0	0	0	150	0	990	1,427
- 1989	606	0	0	0	883	0	0	0	0	0	883	1,489
COMPLETIONS - Current Month	96	0	0	0	0	0	0	0	0	0	0	96
- Year-To-Date 1990	599	0	0	0	384	0	0	0	0	0	384	983
- Year-To-Date 1989	1,655	0	0	0	0	0	0	0	96	0	96	1,751
Completed & Not Absorbed - 1990	24	0	0	0	7	0	0	0	0	0	7	31
- 1989	51	0	0	0	0	0	0	0	0	0	0	51
Total Supply - 1990	621	0	0	0	847	0	0	0	150	0	997	1,618
- 1989	964	0	0	0	884	0	0	0	0	0	884	1,848
Absorptions - Current Month	94	0	0	0	3	0	0	0	0	0	3	97
- 3 Month Average	62	0	0	0	0	0	0	0	0	0	0	62
- 12 Month Average	47	0	0	0	31	0	0	0	0	0	31	78
NEWMARKET												
Pending Starts	267	0	0	0	0	0	131	0	0	0	131	398
STARTS - Current Month	5	0	32	0	0	0	0	0	0	32	0	37
- Year-To-Date 1990	514	0	92	25	48	60	0	0	0	177	48	739
- Year-To-Date 1989	832	0	0	8	0	0	86	40	0	48	86	966
Under Construction - 1990	183	0	93	33	48	37	0	0	0	163	48	394
- 1989	593	0	0	8	0	0	86	0	0	8	86	687
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	927	0	0	0	0	23	0	0	0	23	0	950
- Year-To-Date 1989	446	0	0	0	126	0	0	40	0	40	126	612
Completed & Not Absorbed - 1990	53	0	0	0	0	8	0	0	0	8	0	61
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	503	0	93	33	48	45	131	0	0	171	179	853
- 1989	664	0	0	56	0	0	86	0	0	56	86	806
Absorptions - Current Month	34	0	0	0	0	0	0	0	0	0	0	34
- 3 Month Average	68	0	0	0	0	5	0	0	0	5	0	73
- 12 Month Average	73	0	0	0	0	1	0	3	0	4	0	77
RICHMOND HILL												
Pending Starts	173	0	0	0	0	0	0	0	0	0	0	173
STARTS - Current Month	134	0	0	0	0	0	0	0	0	0	0	134
- Year-To-Date 1990	674	0	64	13	0	0	214	79	124	156	338	1,168
- Year-To-Date 1989	1,322	0	56	22	409	0	58	105	350	183	817	2,322
Under Construction - 1990	660	2	64	13	0	0	214	62	466	139	680	1,481
- 1989	592	0	56	6	658	0	58	121	350	183	1,066	1,841
COMPLETIONS - Current Month	58	0	0	0	0	0	0	23	0	23	0	81
- Year-To-Date 1990	606	0	22	40	631	0	0	128	0	190	631	1,427
- Year-To-Date 1989	1,691	0	21	93	1,230	0	0	0	0	114	1,230	3,035
Completed & Not Absorbed - 1990	99	0	0	18	101	0	0	0	0	18	101	218
- 1989	115	0	0	0	4	0	0	0	0	0	4	119
Total Supply - 1990	932	2	64	31	101	0	214	62	466	157	781	1,872
- 1989	784	0	56	6	876	0	58	121	350	183	1,284	2,251
Absorptions - Current Month	70	0	0	0	2	0	0	23	0	23	2	95
- 3 Month Average	47	0	0	7	2	0	0	0	0	7	2	56
- 12 Month Average	54	0	2	3	61	0	0	9	0	14	61	129

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	255	0	0	28	258	0	0	0	0	28	258	541
STARTS - Current Month	35	0	0	14	225	0	0	0	0	14	225	274
- Year-To-Date 1990	427	0	92	27	652	0	0	0	0	119	652	1,198
- Year-To-Date 1989	1,279	0	0	0	614	0	0	0	0	0	614	1,893
Under Construction - 1990	465	0	92	27	1,064	0	0	0	0	119	1,064	1,648
- 1989	931	0	0	28	810	0	0	0	0	28	810	1,769
COMPLETIONS - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	891	0	0	28	398	0	0	0	0	28	398	1,317
- Year-To-Date 1989	1,497	0	0	0	82	0	0	0	0	0	82	1,579
Completed & Not Absorbed - 1990	146	0	0	0	127	0	0	0	0	0	127	273
- 1989	77	0	0	0	8	0	0	0	0	0	8	85
Total Supply - 1990	866	0	92	55	1,449	0	0	0	0	147	1,449	2,462
- 1989	1,242	0	0	28	818	0	0	0	0	28	818	2,088
Absorptions - Current Month	44	0	0	0	17	0	0	0	0	0	17	61
- 3 Month Average	86	0	0	1	86	0	0	0	0	1	86	173
- 12 Month Average	71	0	0	2	24	0	0	0	0	2	24	97
WHITCHURCH-STOUFFVILLE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1989	183	0	0	0	0	0	0	0	0	0	0	183
Under Construction - 1990	44	0	0	0	0	0	0	0	0	0	0	44
- 1989	97	0	0	0	0	0	0	0	0	0	0	97
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	106	0	0	0	0	0	0	0	0	0	0	106
- Year-To-Date 1989	117	0	23	0	0	0	0	0	0	23	0	140
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	2	0	6	0	0	0	0	0	0	6	0	8
Total Supply - 1990	53	0	0	0	0	0	0	0	0	0	0	53
- 1989	101	0	6	0	0	0	0	0	0	6	0	107
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	9	0	1	0	0	0	0	0	0	1	0	10
PEEL REGION												
Pending Starts	1,212	0	16	0	0	0	0	0	1	16	1	1,229
STARTS - Current Month	117	0	0	0	0	0	0	0	122	0	122	239
- Year-To-Date 1990	1,966	58	341	237	200	0	229	40	1,007	618	1,436	4,078
- Year-To-Date 1989	4,490	40	362	239	3,489	0	782	60	294	661	4,565	9,756
Under Construction - 1990	1,784	46	186	219	1,141	0	743	72	857	477	2,741	5,048
- 1989	2,741	40	50	64	3,804	0	1,124	60	611	174	5,539	8,494
COMPLETIONS - Current Month	297	4	0	26	0	0	158	0	150	26	308	635
- Year-To-Date 1990	2,906	52	204	90	2,865	0	500	60	764	354	4,129	7,441
- Year-To-Date 1989	5,305	14	721	422	2,996	15	1,419	0	325	1,158	4,740	11,217
Completed & Not Absorbed - 1990	241	8	5	28	348	0	245	0	0	33	593	875
- 1989	155	0	189	57	330	0	745	0	0	246	1,075	1,476
Total Supply - 1990	3,237	54	207	247	1,489	0	988	72	858	526	3,335	7,152
- 1989	3,471	40	243	175	4,134	0	2,019	60	919	478	7,072	11,061
Absorptions - Current Month	340	5	7	2	3	0	71	0	150	9	224	578
- 3 Month Average	214	2	33	6	338	0	67	0	66	39	471	726
- 12 Month Average	246	3	39	12	265	0	84	5	51	56	400	705

	OWNERSHIP					RENTAL						GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.	
BRAMPTON												
Pending Starts	511	0	16	0	0	0	0	0	0	16	0	527
STARTS - Current Month	16	0	0	0	0	0	0	0	122	0	122	138
- Year-To-Date 1990	692	2	167	92	0	0	229	0	472	259	701	1,654
- Year-To-Date 1989	1,621	0	175	0	292	0	0	60	101	235	393	2,249
Under Construction - 1990	614	2	108	66	0	0	229	0	472	174	701	1,491
- 1989	836	0	5	0	382	0	0	60	0	65	382	1,283
COMPLETIONS - Current Month	27	0	0	26	0	0	0	0	0	26	0	53
- Year-To-Date 1990	899	0	71	26	382	0	0	60	0	157	382	1,438
- Year-To-Date 1989	2,154	12	434	0	826	0	114	0	204	434	1,144	3,744
Completed & Not Absorbed - 1990	113	0	1	26	80	0	0	0	0	27	80	220
- 1989	28	0	114	0	146	0	84	0	0	114	230	372
Total Supply - 1990	1,238	2	125	92	80	0	229	0	472	217	781	2,238
- 1989	1,214	0	123	54	528	0	84	60	100	237	712	2,163
Absorptions - Current Month	33	0	3	0	3	0	0	0	0	3	3	39
- 3 Month Average	37	0	3	0	1	0	0	0	0	3	1	41
- 12 Month Average	86	0	18	0	37	0	7	5	0	23	44	153
CALEDON												
Pending Starts	8	0	0	0	0	0	0	0	1	0	1	9
STARTS - Current Month	50	0	0	0	0	0	0	0	0	0	0	50
- Year-To-Date 1990	197	0	0	0	0	0	0	0	0	0	0	197
- Year-To-Date 1989	232	0	0	0	0	0	0	0	0	0	0	232
Under Construction - 1990	155	0	0	0	0	0	0	0	0	0	0	155
- 1989	158	0	0	0	0	0	0	0	0	0	0	158
COMPLETIONS - Current Month	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1990	199	0	0	0	0	0	0	0	0	0	0	199
- Year-To-Date 1989	276	0	0	0	0	0	0	0	0	0	0	276
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	163	0	0	0	0	0	0	0	1	0	1	164
- 1989	181	0	0	0	0	0	0	0	0	0	0	181
Absorptions - Current Month	46	0	0	0	0	0	0	0	0	0	0	46
- 3 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
- 12 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
MISSISSAUGA												
Pending Starts	693	0	0	0	0	0	0	0	0	0	0	693
STARTS - Current Month	51	0	0	0	0	0	0	0	0	0	0	51
- Year-To-Date 1990	1,077	56	174	145	200	0	0	40	535	359	735	2,227
- Year-To-Date 1989	2,637	40	187	239	3,197	0	782	0	193	426	4,172	7,275
Under Construction - 1990	1,015	44	78	153	1,141	0	514	72	385	303	2,040	3,402
- 1989	1,747	40	45	64	3,422	0	1,124	0	611	109	5,157	7,053
COMPLETIONS - Current Month	224	4	0	0	0	0	158	0	150	0	308	536
- Year-To-Date 1990	1,808	52	133	64	2,483	0	500	0	764	197	3,747	5,804
- Year-To-Date 1989	2,875	2	287	422	2,170	15	1,305	0	121	724	3,596	7,197
Completed & Not Absorbed - 1990	128	8	4	2	268	0	245	0	0	6	513	655
- 1989	127	0	75	57	184	0	661	0	0	132	845	1,104
Total Supply - 1990	1,836	52	82	155	1,409	0	759	72	385	309	2,553	4,750
- 1989	2,076	40	120	121	3,606	0	1,935	0	819	241	6,360	8,717
Absorptions - Current Month	261	5	4	2	0	0	71	0	150	6	221	493
- 3 Month Average	159	2	30	6	337	0	67	0	66	36	470	667
- 12 Month Average	144	3	21	12	228	0	77	0	51	33	356	536

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	209	2	26	120	132	0	0	0	0	146	132	489
STARTS - Current Month	23	0	3	0	0	0	0	0	0	3	0	26
- Year-To-Date 1990	543	8	96	298	500	215	3	0	0	609	503	1,663
- Year-To-Date 1989	2,190	10	350	422	253	0	66	12	64	784	383	3,367
Under Construction - 1990	512	4	68	228	547	0	3	0	50	296	600	1,412
- 1989	1,404	14	157	256	272	0	60	69	64	482	396	2,292
COMPLETIONS - Current Month	30	0	5	44	0	33	0	0	0	82	0	112
- Year-To-Date 1990	1,425	22	104	372	225	305	60	12	14	793	299	2,539
- Year-To-Date 1989	1,866	8	376	341	1,034	0	14	0	0	717	1,048	3,639
Completed & Not Absorbed - 1990	218	3	35	50	50	100	5	0	0	185	55	461
- 1989	70	3	55	64	136	0	0	0	0	119	136	328
Total Supply - 1990	939	9	129	398	729	100	8	0	50	627	787	2,362
- 1989	1,693	20	247	442	540	0	60	69	64	758	664	3,135
Absorptions - Current Month	36	0	4	35	0	53	0	0	0	92	0	128
- 3 Month Average	62	1	2	2	0	32	0	0	0	36	0	99
- 12 Month Average	111	1	11	39	20	8	4	6	1	64	25	201
BURLINGTON												
Pending Starts	35	2	0	69	0	0	0	0	0	69	0	106
STARTS - Current Month	1	0	3	0	0	0	0	0	0	3	0	4
- Year-To-Date 1990	270	6	24	200	0	0	3	0	0	224	3	503
- Year-To-Date 1989	516	8	10	288	169	0	0	0	0	298	169	991
Under Construction - 1990	57	4	10	109	62	0	3	0	0	119	65	245
- 1989	243	12	0	134	169	0	0	57	0	191	169	615
COMPLETIONS - Current Month	11	0	0	44	0	0	0	0	0	44	0	55
- Year-To-Date 1990	455	14	21	218	107	57	0	0	0	296	107	872
- Year-To-Date 1989	598	2	60	257	523	0	0	0	0	317	523	1,440
Completed & Not Absorbed - 1990	36	0	1	44	8	0	0	0	0	45	8	89
- 1989	51	1	0	49	16	0	0	0	0	49	16	117
Total Supply - 1990	128	6	11	222	70	0	3	0	0	233	73	440
- 1989	432	13	18	183	185	0	0	57	0	258	185	888
Absorptions - Current Month	13	0	2	35	0	0	0	0	0	37	0	50
- 3 Month Average	17	1	2	2	0	0	0	0	0	4	0	22
- 12 Month Average	38	1	2	19	10	0	0	5	0	26	10	75
HALTON HILLS												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	30	0	0	33	0	0	0	0	0	33	0	63
- Year-To-Date 1989	489	2	0	0	84	0	40	0	0	0	124	615
Under Construction - 1990	20	0	0	0	0	0	0	0	0	0	0	20
- 1989	356	2	0	0	84	0	40	0	0	0	124	482
COMPLETIONS - Current Month	1	0	0	0	0	33	0	0	0	33	0	34
- Year-To-Date 1990	366	2	0	0	84	33	40	0	0	33	124	525
- Year-To-Date 1989	186	0	0	0	158	0	0	0	0	0	158	344
Completed & Not Absorbed - 1990	146	0	0	0	10	0	0	0	0	0	10	156
- 1989	0	0	0	0	104	0	0	0	0	0	104	104
Total Supply - 1990	169	0	0	0	10	0	0	0	0	0	10	179
- 1989	363	2	0	0	188	0	40	0	0	0	228	593
Absorptions - Current Month	1	0	0	0	0	33	0	0	0	33	0	34
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	19	0	0	6	8	0	3	0	0	6	11	30

DECEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	35	0	0	0	154	0	0	0	0	0	154	189
- Year-To-Date 1989	75	0	0	0	0	0	0	12	14	12	14	101
Under Construction - 1990	26	0	0	0	154	0	0	0	0	0	154	180
- 1989	43	0	0	0	0	0	0	12	14	12	14	69
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	51	0	0	0	0	0	0	12	14	12	14	77
- Year-To-Date 1989	101	0	0	0	0	0	8	0	0	0	8	109
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	30	0	0	0	154	0	0	0	0	0	154	184
- 1989	45	0	0	0	0	0	0	12	14	12	14	71
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	5	0	0	0	0	0	0	1	1	1	1	7
OAKVILLE												
Pending Starts	170	0	26	51	132	0	0	0	0	77	132	379
STARTS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	208	2	72	65	346	215	0	0	0	352	346	908
- Year-To-Date 1989	1,110	0	340	134	0	0	26	0	50	474	76	1,660
Under Construction - 1990	409	0	58	119	331	0	0	0	50	177	381	967
- 1989	762	0	157	122	19	0	20	0	50	279	89	1,130
COMPLETIONS - Current Month	11	0	5	0	0	0	0	0	0	5	0	16
- Year-To-Date 1990	553	6	83	154	34	215	20	0	0	452	54	1,065
- Year-To-Date 1989	981	6	316	84	353	0	6	0	0	400	359	1,746
Completed & Not Absorbed - 1990	33	3	34	6	32	100	5	0	0	140	37	213
- 1989	19	2	55	15	16	0	0	0	0	70	16	107
Total Supply - 1990	612	3	118	176	495	100	5	0	50	394	550	1,559
- 1989	853	5	229	259	167	0	20	0	50	488	237	1,583
Absorptions - Current Month	18	0	2	0	0	20	0	0	0	22	0	40
- 3 Month Average	24	0	0	0	0	32	0	0	0	32	0	56
- 12 Month Average	49	0	9	14	2	8	1	0	0	31	3	83
REST OF TORONTO CMA												
Pending Starts	80	20	8	0	0	0	0	74	75	82	75	257
STARTS - Current Month	76	8	0	0	0	0	0	54	0	54	0	138
- Year-To-Date 1990	1,188	60	106	43	183	0	8	190	0	339	191	1,778
- Year-To-Date 1989	1,950	16	0	108	270	55	6	111	0	274	276	2,516
Under Construction - 1990	644	12	37	0	251	0	32	190	0	227	283	1,166
- 1989	1,251	14	4	75	744	0	34	111	0	190	778	2,233
COMPLETIONS - Current Month	151	0	0	43	0	0	0	0	0	43	0	194
- Year-To-Date 1990	1,788	72	73	86	466	0	257	111	0	270	723	2,853
- Year-To-Date 1989	2,336	48	80	93	234	0	237	167	0	340	471	3,195
Completed & Not Absorbed - 1990	87	2	0	15	57	0	56	0	0	15	113	217
- 1989	19	3	1	2	0	0	0	9	0	12	0	34
Total Supply - 1990	811	34	45	15	308	0	88	264	75	324	471	1,640
- 1989	1,498	28	5	77	927	0	34	120	0	202	961	2,689
Absorptions - Current Month	148	1	0	28	5	0	7	0	0	28	12	189
- 3 Month Average	142	17	11	0	50	0	28	0	0	11	78	248
- 12 Month Average	143	6	7	4	34	0	17	11	0	22	51	222

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	40	20	0	0	0	0	0	30	30	30	30	120
STARTS - Current Month	2	8	0	0	0	0	0	8	0	8	0	18
- Year-To-Date 1990	26	36	0	0	0	0	0	48	0	48	0	110
- Year-To-Date 1989	189	4	0	0	0	0	0	0	0	0	0	193
Under Construction - 1990	16	10	0	0	0	0	0	48	0	48	0	74
- 1989	25	0	0	8	0	0	28	0	0	8	28	61
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	35	26	0	8	0	0	28	0	0	8	28	97
- Year-To-Date 1989	335	4	0	40	0	0	0	0	0	40	0	379
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
Total Supply - 1990	57	30	0	0	0	0	0	78	30	78	30	195
- 1989	34	6	0	8	0	0	28	0	0	8	28	76
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	6	6	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	6	2	0	1	0	0	2	0	0	1	2	11
ORANGEVILLE												
Pending Starts	40	20	0	0	0	0	0	30	30	30	30	120
STARTS - Current Month	0	8	0	0	0	0	0	8	0	8	0	16
- Year-To-Date 1990	4	36	0	0	0	0	0	48	0	48	0	88
- Year-To-Date 1989	176	4	0	0	0	0	0	0	0	0	0	180
Under Construction - 1990	5	10	0	0	0	0	0	48	0	48	0	63
- 1989	22	0	0	8	0	0	28	0	0	8	28	58
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	21	26	0	8	0	0	28	0	0	8	28	83
- Year-To-Date 1989	322	4	0	40	0	0	0	0	0	40	0	366
Completed & Not Absorbed - 1990	1	0	0	0	0	0	0	0	0	0	0	1
- 1989	6	0	0	0	0	0	0	0	0	0	0	6
Total Supply - 1990	46	30	0	0	0	0	0	78	30	78	30	184
- 1989	31	6	0	8	0	0	28	0	0	8	28	73
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	2	6	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	5	2	0	1	0	0	2	0	0	1	2	10
MONO TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Under Construction - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	11	0	0	0	0	0	0	0	0	0	0	11
- 1989	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	418	32	8	0	1	0	0	44	155	52	156	658
STARTS - Current Month	179	6	0	0	0	0	4	46	0	46	4	235
- Year-To-Date 1990	2,369	110	275	0	341	227	281	142	38	644	660	3,783
- Year-To-Date 1989	4,443	44	0	249	651	55	53	121	191	425	895	5,807
Under Construction - 1990	1,534	46	122	0	684	100	243	142	0	364	927	2,871
- 1989	3,197	48	4	123	1,125	0	22	181	211	308	1,358	4,911
COMPLETIONS - Current Month	302	6	43	0	0	42	18	0	38	85	56	449
- Year-To-Date 1990	4,010	108	201	47	469	127	344	181	249	556	1,062	5,736
- Year-To-Date 1989	4,615	104	171	261	246	0	640	167	0	599	886	6,204
Completed & Not Absorbed - 1990	88	15	32	0	57	27	85	0	0	59	142	304
- 1989	17	11	1	31	0	0	27	9	0	41	27	96
Total Supply - 1990	2,040	93	162	0	742	127	328	186	155	475	1,225	3,833
- 1989	3,971	150	5	154	1,388	0	92	190	249	349	1,729	6,199
Absorptions - Current Month	301	4	20	1	5	41	19	0	38	62	62	429
- 3 Month Average	314	19	22	0	50	20	33	0	0	42	83	458
- 12 Month Average	338	9	14	11	34	5	23	17	18	47	75	469
OSHAWA CMA												
Pending Starts	381	32	0	0	1	0	0	0	110	0	111	524
STARTS - Current Month	93	6	0	0	0	0	4	0	0	0	4	103
- Year-To-Date 1990	1,230	88	169	0	158	227	279	0	38	396	475	2,189
- Year-To-Date 1989	2,701	32	0	141	381	0	53	10	191	151	625	3,509
Under Construction - 1990	890	46	85	0	433	100	209	0	0	185	642	1,763
- 1989	1,917	34	0	56	381	0	22	70	211	126	614	2,691
COMPLETIONS - Current Month	121	6	43	0	0	42	18	0	38	85	56	268
- Year-To-Date 1990	2,248	62	128	12	3	127	129	70	249	337	381	3,028
- Year-To-Date 1989	2,622	62	91	172	12	0	403	0	0	263	415	3,362
Completed & Not Absorbed - 1990	13	13	32	0	0	27	29	0	0	59	29	114
- 1989	16	8	0	29	0	0	27	0	0	29	27	80
Total Supply - 1990	1,284	91	117	0	434	127	238	0	110	244	782	2,401
- 1989	2,558	130	0	85	461	0	90	70	249	155	800	3,643
Absorptions - Current Month	124	3	20	1	0	41	12	0	38	62	50	239
- 3 Month Average	163	8	11	0	0	20	6	0	0	31	6	208
- 12 Month Average	201	5	7	8	0	5	10	6	18	26	28	260
AJAX												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	765	20	69	0	183	0	0	0	0	69	183	1,037
- Year-To-Date 1989	840	6	0	49	270	55	0	0	0	104	270	1,220
Under Construction - 1990	406	0	0	0	251	0	32	0	0	0	283	689
- 1989	667	10	4	49	270	0	0	0	0	53	270	1,000
COMPLETIONS - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1990	1,023	36	73	17	208	0	0	0	0	90	208	1,357
- Year-To-Date 1989	491	38	0	0	0	0	156	94	0	94	156	779
Completed & Not Absorbed - 1990	41	2	0	0	57	0	0	0	0	0	57	100
- 1989	0	3	0	0	0	0	0	9	0	9	0	12
Total Supply - 1990	462	2	0	0	308	0	32	0	0	0	340	804
- 1989	689	13	4	49	453	0	0	9	0	62	453	1,217
Absorptions - Current Month	102	0	0	0	0	0	0	0	0	0	0	102
- 3 Month Average	105	10	11	0	50	0	0	0	0	11	50	176
- 12 Month Average	77	3	6	1	13	0	0	2	0	9	13	102

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1989	107	0	0	0	0	0	0	0	0	0	0	107
Under Construction - 1990	48	0	0	0	0	0	0	0	0	0	0	48
- 1989	58	0	0	0	0	0	0	0	0	0	0	58
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1989	138	0	0	36	0	0	0	0	0	36	0	174
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	50	0	0	0	0	0	0	0	0	0	0	50
- 1989	58	0	0	0	0	0	0	0	0	0	0	58
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
NEWCASTLE												
Pending Starts	136	13	0	0	0	0	0	0	0	0	0	149
STARTS - Current Month	60	0	0	0	0	0	4	0	0	0	4	64
- Year-To-Date 1990	577	16	152	0	0	0	7	0	0	152	7	752
- Year-To-Date 1989	1,285	16	0	64	14	0	0	0	0	64	14	1,379
Under Construction - 1990	369	4	85	0	0	0	4	0	0	85	4	462
- 1989	768	10	0	44	14	0	0	0	0	44	14	836
COMPLETIONS - Current Month	49	0	43	0	0	0	3	0	0	43	3	95
- Year-To-Date 1990	967	14	111	0	0	0	17	0	0	111	17	1,109
- Year-To-Date 1989	1,049	20	0	45	0	0	121	0	0	45	121	1,235
Completed & Not Absorbed - 1990	2	0	32	0	0	0	3	0	0	32	3	37
- 1989	1	2	0	17	0	0	0	0	0	17	0	20
Total Supply - 1990	507	17	117	0	0	0	7	0	0	117	7	648
- 1989	1,247	92	0	61	14	0	0	0	0	61	14	1,414
Absorptions - Current Month	49	0	11	1	0	0	2	0	0	12	2	63
- 3 Month Average	64	1	8	0	0	0	1	0	0	8	1	74
- 12 Month Average	94	2	6	2	0	0	1	0	0	8	1	105
OSHAWA CITY												
Pending Starts	18	19	0	0	0	0	0	0	0	0	0	37
STARTS - Current Month	2	6	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	99	64	0	0	14	0	272	0	38	0	324	487
- Year-To-Date 1989	539	16	0	0	81	0	50	10	191	10	322	887
Under Construction - 1990	87	40	0	0	0	0	205	0	0	0	205	332
- 1989	325	24	0	0	81	0	22	70	211	70	314	733
COMPLETIONS - Current Month	5	6	0	0	0	0	15	0	38	0	53	64
- Year-To-Date 1990	336	42	0	0	0	0	112	70	249	70	361	809
- Year-To-Date 1989	568	34	48	0	12	0	279	0	0	48	291	941
Completed & Not Absorbed - 1990	0	10	0	0	0	0	26	0	0	0	26	36
- 1989	9	5	0	0	0	0	27	0	0	0	27	41
Total Supply - 1990	105	69	0	0	0	0	231	0	0	0	231	405
- 1989	349	37	0	0	161	0	90	70	249	70	500	956
Absorptions - Current Month	5	3	0	0	0	0	10	0	38	0	48	56
- 3 Month Average	20	6	0	0	0	0	5	0	0	0	5	31
- 12 Month Average	31	3	0	0	0	0	9	6	18	6	27	67

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	16	0	8	0	0	0	0	0	45	8	45	69
STARTS - Current Month	19	0	0	0	0	0	0	46	0	46	0	65
- Year-To-Date 1990	207	2	37	0	0	0	0	142	0	179	0	388
- Year-To-Date 1989	529	4	0	6	0	0	0	111	0	117	0	650
Under Construction - 1990	118	0	37	0	0	0	0	142	0	179	0	297
- 1989	394	4	0	18	474	0	0	111	0	129	474	1,001
COMPLETIONS - Current Month	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	479	10	0	18	258	0	215	111	0	129	473	1,091
- Year-To-Date 1989	1,037	2	80	0	234	0	0	73	0	153	234	1,426
Completed & Not Absorbed - 1990	34	0	0	0	0	0	56	0	0	0	56	90
- 1989	0	0	1	0	0	0	0	0	0	1	0	1
Total Supply - 1990	168	0	45	0	0	0	56	142	45	187	101	456
- 1989	485	7	1	18	474	0	0	111	0	130	474	1,096
Absorptions - Current Month	32	1	0	0	5	0	7	0	0	0	12	45
- 3 Month Average	20	1	0	0	0	0	27	0	0	0	27	48
- 12 Month Average	38	1	1	2	21	0	13	9	0	12	34	85
SCUGOG												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	67	0	0	0	0	0	2	0	0	0	2	69
- Year-To-Date 1989	147	0	0	0	0	0	0	0	0	0	0	147
Under Construction - 1990	45	0	0	0	0	0	2	0	0	0	2	47
- 1989	104	0	0	0	0	0	0	0	0	0	0	104
COMPLETIONS - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	121	0	0	0	0	0	0	0	0	0	0	121
- Year-To-Date 1989	187	0	0	0	0	0	0	0	0	0	0	187
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	48	0	0	0	0	0	2	0	0	0	2	50
- 1989	117	0	0	0	0	0	2	0	0	0	2	119
Absorptions - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
UXBRIDGE												
Pending Starts	1	0	0	0	0	0	0	44	0	44	0	45
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	57	0	0	0	0	0	0	0	0	0	0	57
- Year-To-Date 1989	119	2	0	53	0	0	0	0	0	53	0	174
Under Construction - 1990	27	0	0	0	0	0	0	0	0	0	0	27
- 1989	57	0	0	0	0	0	0	0	0	0	0	57
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	87	0	0	0	0	0	0	0	0	0	0	87
- Year-To-Date 1989	140	2	0	53	0	0	81	0	0	53	81	276
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	1	0	0	2	0	0	0	0	0	2	0	3
Total Supply - 1990	28	0	0	0	0	0	0	44	0	44	0	72
- 1989	64	0	0	2	0	0	0	0	0	2	0	66
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	227	0	0	0	1	0	0	0	110	0	111	338
STARTS - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- Year-To-Date 1990	554	8	17	0	144	227	0	0	0	244	144	950
- Year-To-Date 1989	877	0	0	77	286	0	3	0	0	77	289	1,243
Under Construction - 1990	434	2	0	0	433	100	0	0	0	100	433	969
- 1989	824	0	0	12	286	0	0	0	0	12	286	1,122
COMPLETIONS - Current Month	67	0	0	0	0	42	0	0	0	42	0	109
- Year-To-Date 1990	945	6	17	12	3	127	0	0	0	156	3	1,110
- Year-To-Date 1989	1,005	8	43	127	0	0	3	0	0	170	3	1,186
Completed & Not Absorbed - 1990	11	3	0	0	0	27	0	0	0	27	0	41
- 1989	6	1	0	12	0	0	0	0	0	12	0	19
Total Supply - 1990	672	5	0	0	434	127	0	0	110	127	544	1,348
- 1989	962	1	0	24	286	0	0	0	0	24	286	1,273
Absorptions - Current Month	70	0	9	0	0	41	0	0	0	50	0	120
- 3 Month Average	79	1	3	0	0	20	0	0	0	23	0	103
- 12 Month Average	76	0	1	6	0	5	0	0	0	12	0	88
SIMCOE COUNTY												
Pending Starts	356	12	0	54	48	0	11	0	115	54	174	596
STARTS - Current Month	83	0	6	4	0	0	6	0	0	10	6	99
- Year-To-Date 1990	2,223	70	100	110	492	116	133	0	796	326	1,421	4,040
- Year-To-Date 1989	3,301	94	61	291	1,098	6	154	0	27	358	1,279	5,032
Under Construction - 1990	1,293	33	12	4	304	0	43	0	652	16	999	2,341
- 1989	1,667	59	36	172	742	6	52	0	0	214	794	2,734
COMPLETIONS - Current Month	237	10	0	47	166	0	0	76	99	123	265	635
- Year-To-Date 1990	2,606	98	108	282	930	46	141	76	99	512	1,170	4,386
- Year-To-Date 1989	3,114	76	45	232	543	8	395	0	224	285	1,162	4,637
Completed & Not Absorbed - 1990	214	11	4	16	56	0	102	0	0	20	158	403
- 1989	109	4	4	0	132	0	86	0	0	4	218	335
Total Supply - 1990	1,863	56	16	74	408	0	156	0	767	90	1,331	3,340
- 1989	2,378	88	40	193	986	6	169	0	45	239	1,200	3,905
Absorptions - Current Month	291	12	0	32	157	0	14	76	99	108	270	681
- 3 Month Average	204	7	35	9	35	0	18	0	0	44	53	308
- 12 Month Average	213	7	9	21	60	4	22	0	2	34	84	338
BARRIE CA												
Pending Starts	268	10	0	54	0	0	0	0	115	54	115	447
STARTS - Current Month	43	0	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	1,390	48	78	42	398	0	94	0	645	120	1,137	2,695
- Year-To-Date 1989	2,028	34	1	46	679	6	94	0	27	53	800	2,915
Under Construction - 1990	787	10	0	0	174	0	37	0	546	0	757	1,554
- 1989	1,012	20	0	0	477	6	25	0	0	6	502	1,540
COMPLETIONS - Current Month	126	6	0	0	152	0	0	0	99	0	251	383
- Year-To-Date 1990	1,627	58	66	42	701	6	81	0	99	114	881	2,680
- Year-To-Date 1989	1,989	14	21	76	218	8	255	0	224	105	697	2,805
Completed & Not Absorbed - 1990	203	11	4	1	56	0	102	0	0	5	158	377
- 1989	97	4	4	0	132	0	86	0	0	4	218	323
Total Supply - 1990	1,258	31	4	55	230	0	139	0	661	59	1,030	2,378
- 1989	1,500	36	4	0	625	6	121	0	0	10	746	2,292
Absorptions - Current Month	179	8	0	0	143	0	14	0	99	0	256	443
- 3 Month Average	136	6	22	2	4	0	15	0	0	24	19	185
- 12 Month Average	129	4	5	3	42	1	16	0	2	9	60	202

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	234	10	0	54	0	0	0	0	115	54	115	413
STARTS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1990	1,098	48	78	42	398	0	94	0	645	120	1,137	2,403
- Year-To-Date 1989	1,150	34	1	46	679	6	94	0	27	53	800	2,037
Under Construction - 1990	401	10	0	0	174	0	37	0	546	0	757	1,168
- 1989	498	20	0	0	477	6	25	0	0	6	502	1,026
COMPLETIONS - Current Month	78	6	0	0	152	0	0	0	99	0	251	335
- Year-To-Date 1990	1,207	58	66	42	701	6	81	0	99	114	881	2,260
- Year-To-Date 1989	1,075	14	21	76	218	8	255	0	224	105	697	1,891
Completed & Not Absorbed - 1990	200	11	4	1	56	0	102	0	0	5	158	374
- 1989	92	4	4	0	132	0	86	0	0	4	218	318
Total Supply - 1990	835	31	4	55	230	0	139	0	661	59	1,030	1,955
- 1989	908	36	4	0	625	6	121	0	0	10	746	1,700
Absorptions - Current Month	129	8	0	0	143	0	14	0	99	0	256	393
- 3 Month Average	113	6	22	2	4	0	15	0	0	24	19	162
- 12 Month Average	85	4	5	3	42	1	16	0	2	9	60	158
INNISFIL												
Pending Starts	31	0	0	0	0	0	0	0	0	0	0	31
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	195	0	0	0	0	0	0	0	0	0	0	195
- Year-To-Date 1989	715	0	0	0	0	0	0	0	0	0	0	715
Under Construction - 1990	313	0	0	0	0	0	0	0	0	0	0	313
- 1989	427	0	0	0	0	0	0	0	0	0	0	427
COMPLETIONS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	309	0	0	0	0	0	0	0	0	0	0	309
- Year-To-Date 1989	774	0	0	0	0	0	0	0	0	0	0	774
Completed & Not Absorbed - 1990	3	0	0	0	0	0	0	0	0	0	0	3
- 1989	5	0	0	0	0	0	0	0	0	0	0	5
Total Supply - 1990	347	0	0	0	0	0	0	0	0	0	0	347
- 1989	481	0	0	0	0	0	0	0	0	0	0	481
Absorptions - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- 3 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
- 12 Month Average	35	0	0	0	0	0	0	0	0	0	0	35
VESPRA												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	97	0	0	0	0	0	0	0	0	0	0	97
- Year-To-Date 1989	163	0	0	0	0	0	0	0	0	0	0	163
Under Construction - 1990	73	0	0	0	0	0	0	0	0	0	0	73
- 1989	87	0	0	0	0	0	0	0	0	0	0	87
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	111	0	0	0	0	0	0	0	0	0	0	111
- Year-To-Date 1989	140	0	0	0	0	0	0	0	0	0	0	140
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	76	0	0	0	0	0	0	0	0	0	0	76
- 1989	111	0	0	0	0	0	0	0	0	0	0	111
Absorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	5	0	0	0	48	0	0	0	0	0	48	53
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	47	0	0	0	92	40	0	0	45	40	137	224
- Year-To-Date 1989	100	10	0	129	389	0	0	0	0	129	389	628
Under Construction - 1990	21	1	0	0	130	0	0	0	0	0	130	152
- 1989	41	19	0	69	247	0	0	0	0	69	247	376
COMPLETIONS - Current Month	5	0	0	0	14	0	0	0	0	0	14	19
- Year-To-Date 1990	67	18	0	69	209	40	0	0	0	109	209	403
- Year-To-Date 1989	76	28	0	127	262	0	0	0	0	127	262	493
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	26	1	0	0	178	0	0	0	0	0	178	205
- 1989	52	28	0	69	343	0	0	0	45	69	388	537
Absorptions - Current Month	5	0	0	0	14	0	0	0	0	0	14	19
- 3 Month Average	4	1	0	0	30	0	0	0	0	0	30	35
- 12 Month Average	6	2	0	7	16	3	0	0	0	10	16	34
MIDLAND CA												
Pending Starts	50	0	0	0	0	0	0	0	0	0	0	50
STARTS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	323	18	0	0	2	0	9	0	0	0	11	352
- Year-To-Date 1989	459	46	0	103	12	0	16	0	0	103	28	636
Under Construction - 1990	119	18	0	0	0	0	0	0	0	0	0	137
- 1989	220	18	0	103	0	0	2	0	0	103	2	343
COMPLETIONS - Current Month	25	2	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	421	20	0	103	2	0	11	0	0	103	13	557
- Year-To-Date 1989	420	30	0	16	0	0	35	0	0	16	35	501
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	169	18	0	0	0	0	0	0	0	0	0	187
- 1989	243	18	0	103	0	0	11	0	0	103	11	375
Absorptions - Current Month	25	2	0	0	0	0	0	0	0	0	0	27
- 3 Month Average	38	0	0	0	1	0	0	0	0	0	1	39
- 12 Month Average	37	1	0	9	0	0	1	0	0	9	1	48
MIDLAND TOWN												
Pending Starts	34	0	0	0	0	0	0	0	0	0	0	34
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	54	12	0	0	2	0	9	0	0	0	11	77
- Year-To-Date 1989	108	8	0	103	0	0	14	0	0	103	14	233
Under Construction - 1990	2	12	0	0	0	0	0	0	0	0	0	14
- 1989	42	4	0	103	0	0	2	0	0	103	2	151
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	94	4	0	103	2	0	11	0	0	103	13	214
- Year-To-Date 1989	134	6	0	0	0	0	24	0	0	0	24	164
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	36	12	0	0	0	0	0	0	0	0	0	48
- 1989	45	4	0	103	0	0	11	0	0	103	11	163
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	9	0	0	0	1	0	0	0	0	0	1	10
- 12 Month Average	9	0	0	9	0	0	1	0	0	9	1	19

DECEMBER 1990-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	13	2	0	0	0	0	11	0	0	0	11	26
STARTS - Current Month	14	0	0	4	0	0	6	0	0	4	6	24
- Year-To-Date 1990	205	0	0	25	0	76	22	0	106	101	128	434
- Year-To-Date 1989	360	0	24	13	18	0	38	0	0	37	56	453
Under Construction - 1990	260	0	0	4	0	0	6	0	106	4	112	376
- 1989	254	0	0	0	18	0	19	0	0	0	37	291
COMPLETIONS - Current Month	14	0	0	0	0	0	0	76	0	76	0	90
- Year-To-Date 1990	199	0	0	21	18	0	35	76	0	97	53	349
- Year-To-Date 1989	197	0	24	13	63	0	52	0	0	37	115	349
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	273	2	0	4	0	0	17	0	106	4	123	402
- 1989	321	2	0	21	18	0	31	0	0	21	49	393
Absorptions - Current Month	14	0	0	0	0	0	0	76	0	76	0	90
- 3 Month Average	7	0	0	7	0	0	2	0	0	7	2	16
- 12 Month Average	18	0	0	2	2	0	3	0	0	2	5	25
REST OF SIMCOE COUNTY												
Pending Starts	20	0	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	9	0	6	0	0	0	0	0	0	6	0	15
- Year-To-Date 1990	258	4	22	43	0	0	8	0	0	65	8	335
- Year-To-Date 1989	354	4	36	0	0	0	6	0	0	36	6	400
Under Construction - 1990	106	4	12	0	0	0	0	0	0	12	0	122
- 1989	140	2	36	0	0	0	6	0	0	36	6	184
COMPLETIONS - Current Month	67	2	0	47	0	0	0	0	0	47	0	116
- Year-To-Date 1990	292	2	42	47	0	0	14	0	0	89	14	397
- Year-To-Date 1989	432	4	0	0	0	0	53	0	0	0	53	489
Completed & Not Absorbed - 1990	11	0	0	15	0	0	0	0	0	15	0	26
- 1989	12	0	0	0	0	0	0	0	0	0	0	12
Total Supply - 1990	137	4	12	15	0	0	0	0	0	27	0	168
- 1989	262	4	36	0	0	0	6	0	0	36	6	308
Absorptions - Current Month	68	2	0	32	0	0	0	0	0	32	0	102
- 3 Month Average	19	0	13	0	0	0	1	0	0	13	1	33
- 12 Month Average	23	0	4	0	0	0	2	0	0	4	2	29
BRADFORD												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	12	2	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1989	72	0	0	0	0	0	6	0	0	0	6	78
Under Construction - 1990	7	2	0	0	0	0	0	0	0	0	0	9
- 1989	25	0	0	0	0	0	6	0	0	0	6	31
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	30	0	0	0	0	0	6	0	0	0	6	36
- Year-To-Date 1989	107	2	0	0	0	0	0	0	0	0	0	109
Completed & Not Absorbed - 1990	8	0	0	0	0	0	0	0	0	0	0	8
- 1989	10	0	0	0	0	0	0	0	0	0	0	10
Total Supply - 1990	19	2	0	0	0	0	0	0	0	0	0	21
- 1989	41	2	0	0	0	0	6	0	0	0	6	49
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	3	0	0	0	0	0	1	0	0	0	1	4

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ALLISTON												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	1	0	6	0	0	0	0	0	0	6	0	7
- Year-To-Date 1990	81	2	22	0	0	0	0	0	0	22	0	105
- Year-To-Date 1989	24	4	36	0	0	0	0	0	0	36	0	64
Under Construction - 1990	5	2	12	0	0	0	0	0	0	12	0	19
- 1989	8	2	36	0	0	0	0	0	0	36	0	46
COMPLETIONS - Current Month	58	2	0	4	0	0	0	0	0	4	0	64
- Year-To-Date 1990	84	2	42	4	0	0	0	0	0	46	0	132
- Year-To-Date 1989	36	2	0	0	0	0	53	0	0	0	53	91
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	15	2	12	0	0	0	0	0	0	12	0	29
- 1989	11	2	36	0	0	0	0	0	0	36	0	49
Absorptions - Current Month	58	2	0	4	0	0	0	0	0	4	0	64
- 3 Month Average	8	0	13	0	0	0	0	0	0	13	0	21
- 12 Month Average	3	0	4	0	0	0	0	0	0	4	0	7
MUSKOKA DISTRICT												
Pending Starts	68	2	0	0	0	0	52	0	0	0	52	122
STARTS - Current Month	41	2	0	0	0	0	0	0	0	0	0	43
- Year-To-Date 1990	375	30	15	43	18	9	33	0	0	67	51	523
- Year-To-Date 1989	513	22	60	154	183	0	73	0	0	214	256	1,005
Under Construction - 1990	193	2	47	81	49	0	5	0	0	128	54	377
- 1989	418	4	47	120	175	0	30	0	0	167	205	794
COMPLETIONS - Current Month	52	6	12	6	0	0	8	0	0	18	8	84
- Year-To-Date 1990	600	32	27	72	132	9	64	0	0	108	196	936
- Year-To-Date 1989	348	24	28	28	152	0	53	0	40	56	245	673
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	261	4	47	81	49	0	57	0	0	128	106	499
- 1989	523	14	47	147	209	0	42	0	0	194	251	982
Absorptions - Current Month	52	6	12	6	0	0	8	0	0	18	8	84
- 3 Month Average	67	2	0	5	10	0	1	0	0	5	11	85
- 12 Month Average	51	3	2	7	13	1	5	0	0	10	18	82
BRACEBRIDGE												
Pending Starts	8	2	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	21	2	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	140	30	3	27	0	0	4	0	0	30	4	204
- Year-To-Date 1989	180	20	60	0	12	0	39	0	0	60	51	311
Under Construction - 1990	42	2	47	23	0	0	0	0	0	70	0	114
- 1989	95	2	47	0	12	0	24	0	0	47	36	180
COMPLETIONS - Current Month	32	6	0	0	0	0	4	0	0	0	4	42
- Year-To-Date 1990	193	30	3	6	0	0	40	0	0	9	40	272
- Year-To-Date 1989	168	20	22	0	0	0	25	0	0	22	25	235
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	50	4	47	23	0	0	0	0	0	70	0	124
- 1989	141	12	47	27	12	0	31	0	0	74	43	270
Absorptions - Current Month	32	6	0	0	0	0	4	0	0	0	4	42
- 3 Month Average	29	2	0	2	0	0	0	0	0	2	0	33
- 12 Month Average	16	3	1	1	0	0	3	0	0	2	3	24

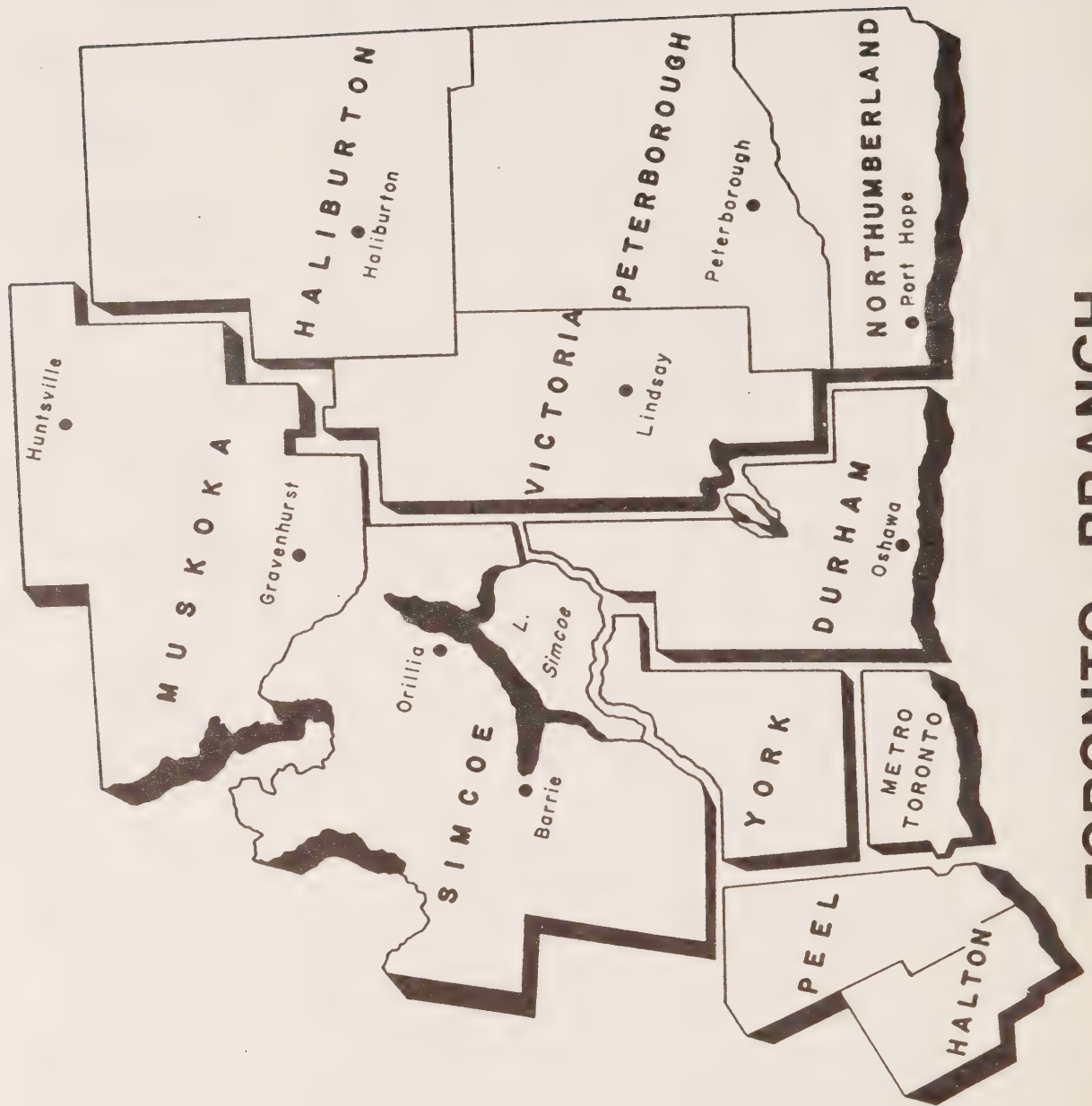
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	41	0	12	0	0	0	4	0	0	12	4	57
- Year-To-Date 1989	66	2	0	120	0	0	0	0	0	120	0	188
Under Construction - 1990	8	0	0	42	0	0	0	0	0	42	0	50
- 1989	38	2	0	86	0	0	0	0	0	86	0	126
COMPLETIONS - Current Month	14	0	12	6	0	0	4	0	0	18	4	36
- Year-To-Date 1990	71	2	24	32	0	0	4	0	0	56	4	133
- Year-To-Date 1989	57	4	6	28	4	0	0	0	0	34	4	99
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	13	0	0	42	0	0	0	0	0	42	0	55
- 1989	45	2	0	86	0	0	4	0	0	86	4	137
Absorptions - Current Month	14	0	12	6	0	0	4	0	0	18	4	36
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	7	0	1	3	0	0	0	0	0	4	0	11
MUNTSVILLE												
Pending Starts	55	0	0	0	0	0	52	0	0	0	52	107
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	194	0	0	16	18	9	25	0	0	25	43	262
- Year-To-Date 1989	267	0	0	34	171	0	34	0	0	34	205	506
Under Construction - 1990	143	0	0	16	49	0	5	0	0	16	54	213
- 1989	285	0	0	34	163	0	6	0	0	34	169	488
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	336	0	0	34	132	9	20	0	0	43	152	531
- Year-To-Date 1989	123	0	0	0	148	0	28	0	40	0	216	339
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	198	0	0	16	49	0	57	0	0	16	106	320
- 1989	337	0	0	34	197	0	7	0	0	34	204	575
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	31	0	0	3	10	0	1	0	0	3	11	45
- 12 Month Average	28	0	0	3	13	1	2	0	0	4	15	47
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	16	8	0	0	0	0	0	0	0	0	0	24
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	240	18	0	0	52	8	0	0	50	8	102	368
- Year-To-Date 1989	445	4	0	0	71	8	0	0	0	8	71	528
Under Construction - 1990	101	6	0	0	123	0	0	0	50	0	173	280
- 1989	198	4	0	0	71	0	0	0	0	0	71	273
COMPLETIONS - Current Month	35	0	8	0	0	0	0	0	0	8	0	43
- Year-To-Date 1990	336	16	8	0	0	0	0	0	0	8	0	360
- Year-To-Date 1989	396	0	0	18	0	4	4	0	0	22	4	422
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	117	14	0	0	123	0	0	0	50	0	173	304
- 1989	215	4	0	0	71	0	0	0	0	0	71	290
Absorptions - Current Month	35	0	8	0	0	0	0	0	0	8	0	43
- 3 Month Average	35	4	0	0	0	0	0	0	0	0	0	39
- 12 Month Average	33	1	0	0	0	0	0	0	0	0	0	34

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	12	8	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	141	18	0	0	52	8	0	0	50	8	102	269
- Year-To-Date 1989	257	4	0	0	71	8	0	0	0	8	71	340
Under Construction - 1990	49	6	0	0	123	0	0	0	50	0	173	228
- 1989	126	4	0	0	71	0	0	0	0	0	71	201
COMPLETIONS - Current Month	16	0	8	0	0	0	0	0	0	8	0	24
- Year-To-Date 1990	218	16	8	0	0	0	0	0	0	8	0	242
- Year-To-Date 1989	192	0	0	18	0	4	4	0	0	22	4	218
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	61	14	0	0	123	0	0	0	50	0	173	248
- 1989	139	4	0	0	71	0	0	0	0	0	71	214
Absorptions - Current Month	16	0	8	0	0	0	0	0	0	8	0	24
- 3 Month Average	21	4	0	0	0	0	0	0	0	0	0	25
- 12 Month Average	18	1	0	0	0	0	0	0	0	0	0	19
REST OF VICTORIA/HALIBURTON												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
- Year-To-Date 1989	188	0	0	0	0	0	0	0	0	0	0	188
Under Construction - 1990	52	0	0	0	0	0	0	0	0	0	0	52
- 1989	72	0	0	0	0	0	0	0	0	0	0	72
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	118	0	0	0	0	0	0	0	0	0	0	118
- Year-To-Date 1989	204	0	0	0	0	0	0	0	0	0	0	204
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	56	0	0	0	0	0	0	0	0	0	0	56
- 1989	76	0	0	0	0	0	0	0	0	0	0	76
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	14	0	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	15	0	0	0	0	0	0	0	0	0	0	15
PETERBOROUGH CA												
Pending Starts	80	8	0	0	0	0	74	0	0	0	74	162
STARTS - Current Month	10	0	0	0	0	0	40	0	0	0	40	50
- Year-To-Date 1990	450	10	0	38	72	0	115	0	0	38	187	685
- Year-To-Date 1989	843	29	0	0	12	0	154	0	0	0	166	1,038
Under Construction - 1990	142	0	0	38	72	0	110	0	0	38	182	362
- 1989	319	7	0	72	49	0	78	0	0	72	127	525
COMPLETIONS - Current Month	45	0	0	0	0	0	5	0	0	0	5	50
- Year-To-Date 1990	625	20	0	72	73	0	65	0	0	72	138	855
- Year-To-Date 1989	884	32	24	0	78	0	49	126	0	150	127	1,193
Completed & Not Absorbed - 1990	39	7	0	3	7	0	0	0	0	3	7	56
- 1989	24	0	0	0	0	0	5	0	0	0	5	29
Total Supply - 1990	261	15	0	41	79	0	184	0	0	41	263	580
- 1989	419	7	0	72	49	0	104	0	0	72	153	651
Absorptions - Current Month	46	0	0	0	0	0	5	0	0	0	5	51
- 3 Month Average	49	1	0	3	11	0	0	0	0	3	11	64
- 12 Month Average	55	1	0	6	5	0	5	0	0	6	10	72

	OWNERSHIP					RENTAL						
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.	Total Row	Total Apt.	GRAND TOTAL
PETERBOROUGH												
Pending Starts	75	8	0	0	0	0	74	0	0	0	74	157
STARTS - Current Month	6	0	0	0	0	0	40	0	0	0	40	46
- Year-To-Date 1990	270	10	0	38	72	0	115	0	0	38	187	505
- Year-To-Date 1989	507	29	0	0	12	0	154	0	0	0	166	702
Under Construction - 1990	54	0	0	38	72	0	110	0	0	38	182	274
- 1989	179	7	0	72	49	0	78	0	0	72	127	385
COMPLETIONS - Current Month	26	0	0	0	0	0	5	0	0	0	5	31
- Year-To-Date 1990	394	20	0	72	73	0	65	0	0	72	138	624
- Year-To-Date 1989	556	32	24	0	78	0	49	126	0	150	127	865
Completed & Not Absorbed - 1990	36	7	0	3	7	0	0	0	0	3	7	53
- 1989	19	0	0	0	0	0	5	0	0	0	5	24
Total Supply - 1990	165	15	0	41	79	0	184	0	0	41	263	484
- 1989	264	7	0	72	49	0	104	0	0	72	153	496
Absorptions - Current Month	27	0	0	0	0	0	5	0	0	0	5	32
- 3 Month Average	28	1	0	3	11	0	0	0	0	3	11	43
- 12 Month Average	33	1	0	6	5	0	5	0	0	6	10	50
NORTHUMBERLAND COUNTY												
Pending Starts	108	3	0	0	0	0	0	0	0	0	0	111
STARTS - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1990	423	0	22	0	0	0	0	60	38	82	38	543
- Year-To-Date 1989	900	0	0	0	80	0	40	24	0	24	120	1,044
Under Construction - 1990	143	0	22	0	0	0	0	60	18	82	18	243
- 1989	398	0	0	0	80	0	0	24	0	24	80	502
COMPLETIONS - Current Month	86	0	0	0	0	0	0	0	0	0	0	86
- Year-To-Date 1990	676	0	0	0	30	0	50	24	20	24	100	800
- Year-To-Date 1989	676	2	0	0	17	0	63	0	0	0	80	758
Completed & Not Absorbed - 1990	4	0	0	0	0	0	0	0	0	0	0	4
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	255	3	22	0	0	0	0	60	18	82	18	358
- 1989	420	0	0	0	80	0	0	24	20	24	100	544
Absorptions - Current Month	85	0	0	0	0	0	0	0	0	0	0	85
- 3 Month Average	54	0	0	0	7	0	0	8	7	8	14	76
- 12 Month Average	64	0	0	0	3	0	4	2	2	2	9	75
COBOURG CA												
Pending Starts	91	2	0	0	0	0	0	0	0	0	0	93
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	140	0	22	0	0	0	0	60	38	82	38	260
- Year-To-Date 1989	260	0	0	0	80	0	40	24	0	24	120	404
Under Construction - 1990	36	0	22	0	0	0	0	60	18	82	18	136
- 1989	141	0	0	0	80	0	0	24	0	24	80	245
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	244	0	0	0	30	0	50	24	20	24	100	368
- Year-To-Date 1989	153	0	0	0	17	0	40	0	0	0	57	210
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	127	2	22	0	0	0	0	60	18	82	18	229
- 1989	147	0	0	0	80	0	0	24	20	24	100	271
Absorptions - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- 3 Month Average	20	0	0	0	7	0	0	8	7	8	14	42
- 12 Month Average	21	0	0	0	3	0	4	2	2	2	9	32

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	71	0	0	0	0	0	0	0	0	0	0	71
- Year-To-Date 1989	172	0	0	0	0	0	0	0	0	0	0	172
Under Construction - 1990	37	0	0	0	0	0	0	0	0	0	0	37
- 1989	49	0	0	0	0	0	0	0	0	0	0	49
COMPLETIONS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	82	0	0	0	0	0	0	0	0	0	0	82
- Year-To-Date 1989	123	0	0	0	0	0	0	0	0	0	0	123
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	37	0	0	0	0	0	0	0	0	0	0	37
- 1989	50	0	0	0	0	0	0	0	0	0	0	50
Absorptions - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1989	178	0	0	0	0	0	0	0	0	0	0	178
Under Construction - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	72	0	0	0	0	0	0	0	0	0	0	72
- Year-To-Date 1989	143	0	0	0	0	0	14	0	0	0	14	157
Completed & Not Absorbed - 1990	0	0	0	0	0	0	0	0	0	0	0	0
- 1989	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1990	9	0	0	0	0	0	0	0	0	0	0	9
- 1989	63	0	0	0	0	0	0	0	0	0	0	63
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8

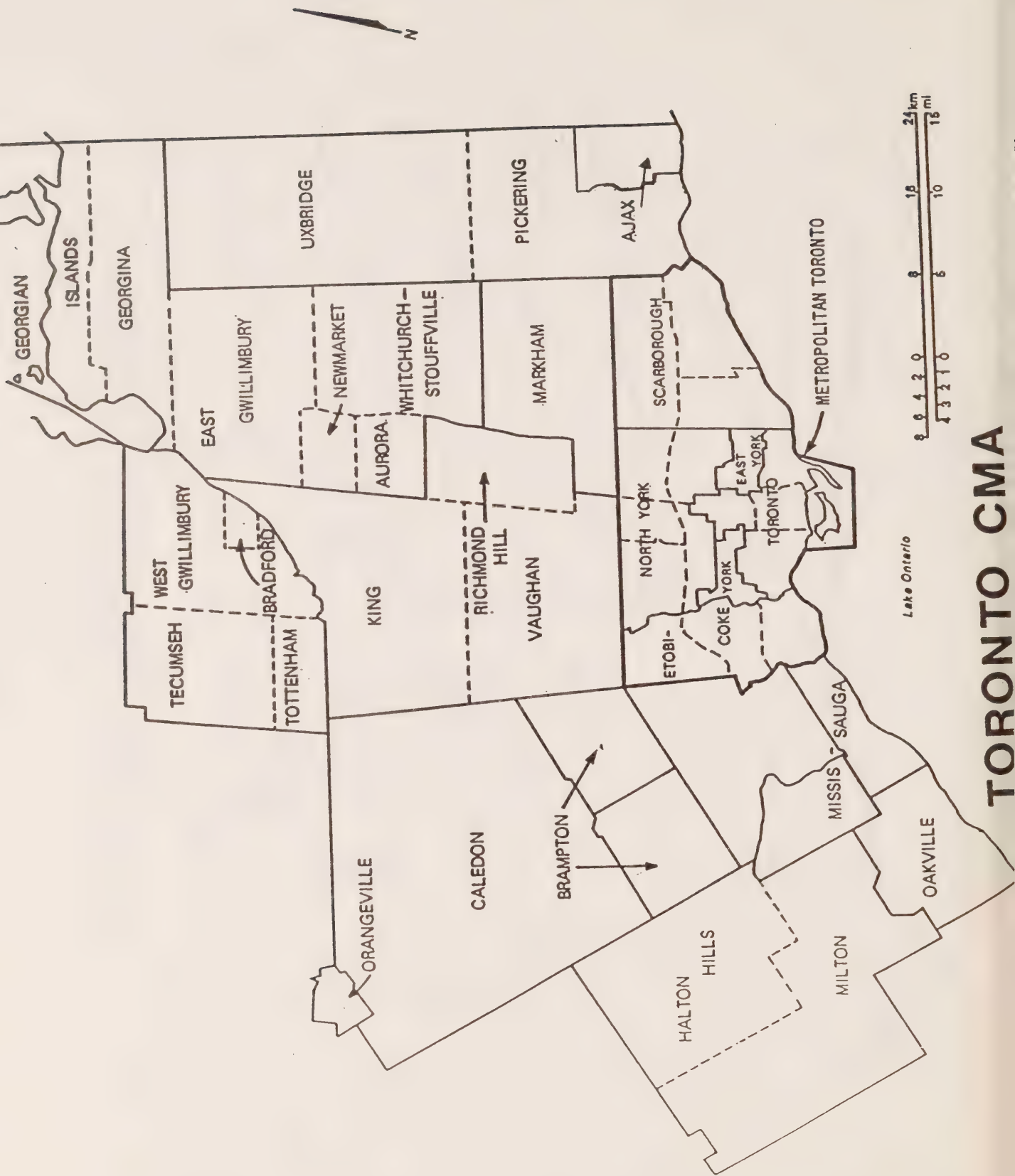
MAPS



TORONTO BRANCH



GREATER TORONTO AREA



TORONTO CMA

9643

